

Hamilton City Council Heritage Inventory Assessment Form Draft

39 Abbotsford Street

Whitiora, Hamilton



Figure 1: Art Deco styled residence in Huntly Brick.

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 1882.¹

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

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

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

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



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

The original Deeds Index reference (3W-214) for 39 Abbotsford Street shows that the land was originally owned by William Murliss, who was awarded a Crown Grant in 1876 (Figure 7). In an obituary published in 1897, Murliss was described as “one of the pioneer settlers of Hamilton”, and was a member of the Fourth Waikato Regiment who was “widely and favourably known”.⁴ Murliss eventually transferred the land to the Waikato Hospital Board in 1890.

Historic newspaper articles reveal that the Hamilton Borough Council asked the Waikato Hospital Board to contribute £50 towards a new street between Abbotsford and Mill Streets which adjoined land already owned by the Board.⁵ It appears the Board then proceeded to subdivide the large section of land at the corner of Abbotsford and Ulster Street between 1910-1920, awarding leases and mortgages with regularity.

In 1931, a Certificate of Title was created under the Land Transfer Act (SA546/126), showing the Waikato Hospital Board as the owners of the section which would become 39 Abbotsford Street. Unfortunately the records which followed are largely illegible. The site was mortgaged between the Waikato Hospital Board and the Public Trustee in 1934 and following transfer to another intermediate owner (unknown) the property was transferred in 1939 to John O’Sullivan (farmer).

The first private mortgage recorded for the property, which is a signifier of funding for construction on the site, was to John O’Sullivan in 1940 from the State Advances Corporation of New Zealand. The current building was certainly constructed prior to 1943 as confirmed in the aerial photography records of the time.⁶ Therefore, the property was likely constructed in the late 1930s or early 1940’s after the first Certificate of Title was created. The Art Deco style of the building also supports this theory, as this style was very popular at the time.

⁴ *Thames Advertiser*, Volume XXIX, Issue 8799, 29 July 1897, Page 2

⁵ *Waikato Times*, Issue 12408, 17 October 1912, Page 4

⁶ *Retrolens*, 14/06/1943, SN266, photo 37

The following excerpt from an article produced by the Press Reader in 2008 describes the history of the Huntly brickworks and the legacy of the material in the Waikato today:

“Huntly Pottery, the town’s first brickworks, was set up in 1884 and production escalated to 350,000 bricks a year when it was bought by William Collins in 1890 and became W Collins Brickworks. In 1907 it became Coates Ltd. under Isaac Coates before Huntly Brick and Fireclay Company took over operations four years later [1911]. By 1913 the brickworks were cutting coal from its privately owned opencast mine on the property and by 1920 production had trebled to hit eight million a year. Most of the Huntly brick houses we see around today were built between the 1920’s and 1960’s although some were still being clad with Huntly brick up until the 1980’s. In 1960-1961 the company became a subsidiary of Winstone Ltd. and, under the name Huntly Brick Company, changed direction to making refractory bricks to line furnaces, boiler fireboxes, and chimneys. By 1968 the plant spread over 63 hectares and was constructing 10 million bricks a year, the vast majority for industrial uses. Bricks are still produced there today [at the time of publishing, 2008].

Ian Day, director of Waikato Coalfield’s Museum, says “If you speak to people who are not from the Waikato, one of the things they associate with the Waikato is Huntly brick.” The brick – a by-product of the town’s coalmining – is what Huntly is mostly known for. Day says it’s no coincidence that Huntly is able to produce such high quality brick; it’s a common attribute of mining towns. It’s down to the availability of good quality clay. The alumina in the clay and the high silica content makes the bricks extremely heat resistant. Drive the streets of Huntly and you’ll see hundreds of houses built in Huntly brick. There are also notable buildings like Huntly hospital and the Masonic Lodge built in the 1920’s, St Paul’s Anglican Church built in 1934, and Huntly Courthouse in 1979.”



Figure 3: The Huntly Brickworks, 1897.
Source: Hamilton Libraries, ID: HCL_05912



Figure 4: Huntly brick, stamped with 'HUNTLY', found in Hamilton East.



Figure 5: Undated survey plan showing the suburbs north of Hamilton CBD.
Source: LINZ



Figure 6: Aerial view of 39 Abbotsford Street, Whitiora, Hamilton.
Source: HCC GIS

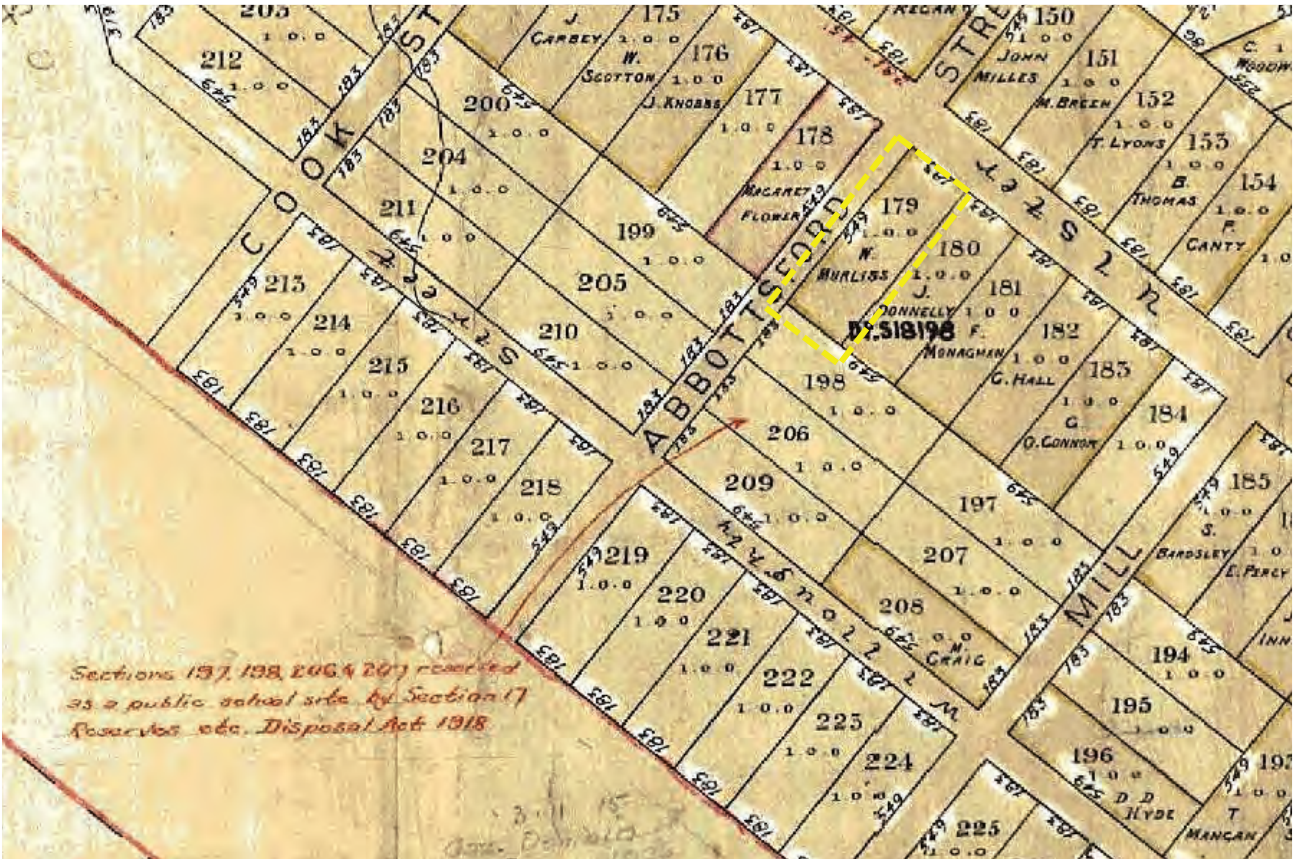


Figure 7: Close up view of section of the undated survey plan in Figure 5, showing the original lot (179) which would eventually encompass 30 Abbotsford Street - owned by 'W. Murliss'. Note that the lower sections (197, 198, 206-209 were eventually claimed for a school site which is evident today).
Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The site is located on the eastern side of Abbotsford Street in Whitiara. The surrounding area consists mostly of residential buildings with an open field for a school located immediately to the south of the property. Vegetation and a solid fence partially obscure the property from view.

2.2 Property Details

Legal Description: Lot 1 DPS 80534

Parcel ID: 4371414

Current Certificate of Title ref: SA65C/883, SA69A/461

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 39 Abbotsford Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The 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.

39 Abbotsford Street is single storied and is a regional, and vernacular, take on the Art Deco style, constructed in timber with facades of Huntly brick. The building has a fairly simplistic form, with clean right angled wall junctions and detailing, raised parapets with decorative flashings and a flat roof in the Art Deco style. The facades are constructed mainly in plain yellow Huntly brick (stretcher bond) with a 'soldier' course of vertical light red bricks running above window level, repeated at door/window heads and at the chimney cap. Above ground level to all elevations, the brickwork consists of several light red brick courses. The use of the contrasting light red brick to that of the yellow gives emphasis to the horizontal planes of the building and enforces the simple yet elegant appearance. Timber joinery is presumed to be original and was previously painted to match the light red brick courses. 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.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has low associative value for its connection to well-known Fourth Regiment member William Murliss who originally owned the site which the current house is sits on, as well as the connection to the Waikato Hospital Board who subsequently purchased the site from Murliss.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 39 Abbotsford Street has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of Huntly brick Art Deco 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>Level of Significance: High</p>
	<p>Explanation: 39 Abbotsford Street is of high significance as one of a group of unusual private properties, with a vernacular take on the Art Deco style, constructed with Huntly brick. While the use of Huntly brick on the region is widespread, the combination of this material with the Art deco style 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>Level of Significance: Unknown</p>
	<p>Explanation: The builder of the dwelling is unknown.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 39 Abbotsford Street is an unusual example of a vernacular take on the Art Deco style, constructed with Huntly brick, giving it high rarity 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>Level of Significance: Moderate</p>
	<p>Explanation: 39 Abbotsford Street is as an example of Art Deco Huntly brick architecture in Hamilton and is still mostly intact in its original form. A later extension to the rear of the dwelling reduces the overall integrity of the 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>Level of Significance: Low</p>
	<p>Explanation: The property at 39 Abbotsford Street has low significance for its setting. The lot has been built on to the rear, losing the original site layout. The front elevation however retains its original setting providing some value.</p>
	<p>Level of Significance: None</p>

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Explanation: 39 Abbotsford Street has no known landmark value.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p> <p>Explanation: 39 Abbotsford 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 however retains its original setting 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>Level of Significance: Low</p> <p>Explanation: 39 Abbotsford Street has some group value as one of a number of Huntly brick constructed homes. The property is one of a group of Huntly brick Art Deco styled houses, with good integrity and which are dispersed across Hamilton.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p> <p>Explanation: 39 Abbotsford Street has low technological significance for its use of polychrome Huntly brick. The Art Deco styling in brick used particular construction techniques unlike other domestic architectural examples. The material also has some potential to contribute information about the development of the brickworks industry in the Waikato region during the 20th century.</p>

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

<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 39 Abbotsford Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling at 39 Abbotsford Street has no known cultural value.</p>

g. Scientific Qualities

<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the history and phase of use of polychrome Huntly brick in the Waikato region.</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:	Low
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	None
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

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

It is recommended that **39 Abbotsford 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 SA546/126 (1931)
SO 378 (undated)
DI 3W-214

Hamilton City Council Heritage Inventory Assessment Form Draft

39 Marama Street

Frankton, Hamilton



Figure 1: The dwelling at 39 Marama Street, 2021.

1. Historical Summary

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The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

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

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

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

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

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

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

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

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

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>

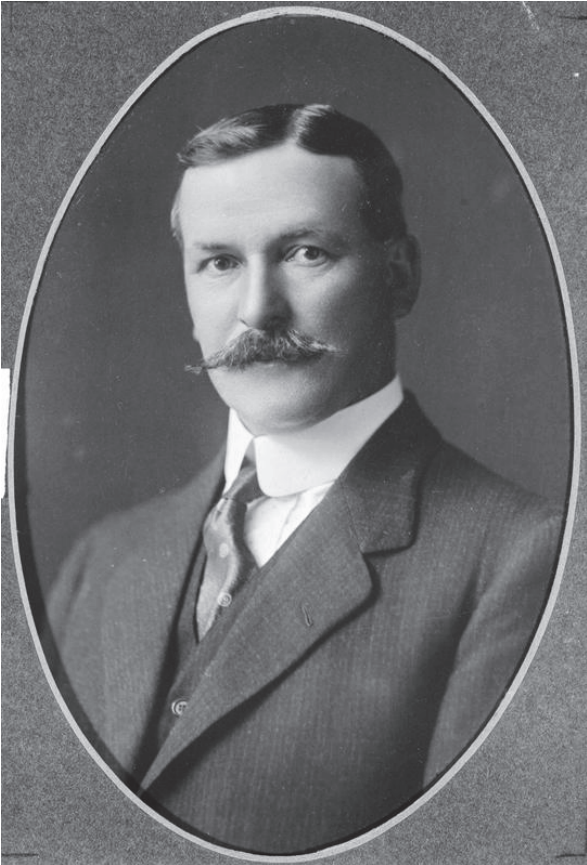


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

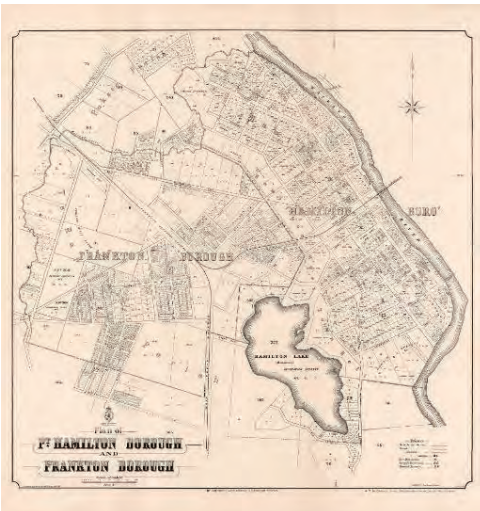


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record for the property is an 1882 Crown Grant awarding Thomas Jolly (Figure 2) a large section of land in the Frankton area (SA16/108). In 1888, Jolly has sold off large sections of the original estate but kept a smaller section for development (SA61/79). By 1906, Jolly has transferred the land to his wife – Mary Ridout Jolly - after his death (SA132/21). Mary subdivides the land and conveys a section of it to her daughter, Edith Mary Jolly, in 1917 (SA266/278). In 1919, Edith Jolly sells a section of the land between the far western end of Marama Street and the edge

of Lake Hamilton to Robert Clive Fowler, sheep farmer (SA292/209). Fowler eventually commissions a survey plan of the land in 1938 (Figure 6).

In August of 1938, Fowler sells Lot 14, which would become 39 Marama Street, to Sidney Reeves Hawken, mercer (SA703/380). A number of other conveyances are recorded in the 20th and 21st centuries, but none are of historic significance. The site was subdivided in the late 20th century to provide for an additional dwelling at the rear of the site (39A Marama Street).

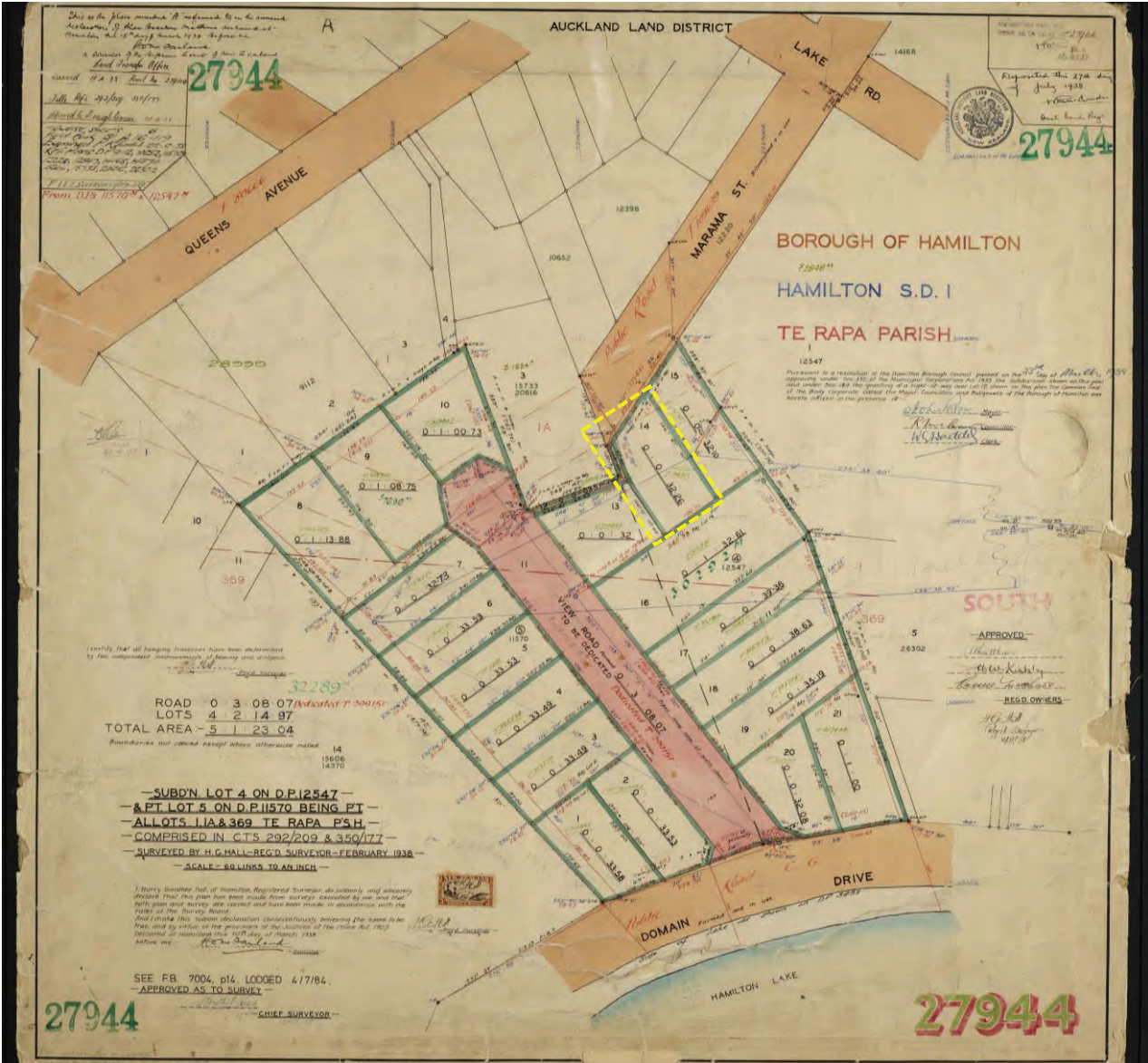


Figure 6: 1938 survey plan. Lot 14, which would eventually become 39 Marama Street, is indicated.

The dwelling at 39 Marama Street was designed by Terence Phillip Vautier, a Hamilton architect, in 1938 for Hawken as evidenced by drawings held on file (Figure 7).



Figure 7: Drawings of the proposed residence for Mr. S. R. Hawken, by Terence Vautier.

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.



Figure 9: 39 Marama Street.



Figure 10: Aerial of 39 Marama Street.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Marama Street in the suburb of Frankton. The surrounding area is entirely residential. The building is easily visible from the street; however the ground floor is obscured due to a high wall and vegetation.

2.2 Property Details

Legal Description: Lot 1 DPS 82625

Parcel ID: 4405190

Current CT: SA65B/783

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 39 Marama 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 an interpretation of the Art Deco / Moderne styles popular in the 1930's and 1940's. 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 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.

39 Marama Street has many of these elements, especially those of the Moderne style, including the flat roof; stucco plaster/render finish, geometric embellishments; geometric and floral window detailing with coloured panes and lead comes, a tiered parapet with a cap, use of horizontal emphasis; use of a single light colour to all main elevations to achieve a 'sleek' and 'streamlined' aesthetic.

A detailed history of the design, development and building inventory was recorded for 29 Marama Street within 'Archgen 754 - Research Project, "Modern as the Moment": The 1930s and 1940s Architecture of Hamilton's Moderne Architect, Terence P. Vautier, by Alice. Morris, November 2019.

39 Marama Street is an example of a combination style incorporating both Art Deco and Streamlined Moderne architectural features - vertical bands, horizontal features and the specific use of motifs. There are two distinctive elevations: the road frontage that features

strong vertical decorative geometric windows and a floating concrete canopy over the front entrance that is trimmed with a thin set of chromium strips; and the Lake elevation that incorporates a large, curved room wall that protrudes from the rest of the building.

In 1981 an upper floor master bedroom was added. In 1993 the most extensive renovation occurred when the original single car garage was enlarged, ground floor layout was reconfigured, a ensuite installed adjacent to the master bedroom, a full refurbishment of fixtures and fittings; and the site was landscaped, including the installation of a swimming pool. In 2008, further additions were undertaken to add another upper floor bedroom above the garage. During those 1993 and 2008 aluminium joinery replaced the majority of the timber joinery. However, all feature windows were retained, either in their original timber frames or re-glazed into bespoke aluminium frames.

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>ij) Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The building at 39 Marama Street is associated with Terence Vautier, a prominent architect in the Hamilton region who designed many Art Deco and Moderne styled private residences in the 1930s and 1940s.</i>

<p>ii) Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century. The property is an example of domestic architectural development, being one of a group of 2-storey Art Deco styled houses, with some 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. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: Due to its style, form and scale the building has moderate architectural significance as an example of a Moderne styled building designed by a well-known architect. The building is significant as an example of this phase of building design within Hamilton in the mid- 20th century.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The building at 39 Marama Street is associated with Terence Vautier, a prominent architect in the Hamilton region who designed many Art Deco and Moderne styled private residences in the 1930s and 1940s.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The building at 39 Marama Street has high rarity significance as a dwelling designed by Terence Vautier.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The building has been restored and received alterations and additions over its period of occupancy. However, the building retains some of its significant features from the time of its construction.</p>

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate significance for its setting. The building has a prominent position within both its streetscape and the wider urban setting located above Lake Rotoroa. The original setting has been partially compromised due to the addition of garden walls.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The building has some landmark value locally as it is visible from the street and likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate continuity value for its contribution to the character of the street and wider area. The overall appearance of the building although partially modified has not been degraded since construction.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 39 Marama Street has high group value as one of a number of remaining Vautier residences across Hamilton city, and as one of a number of Art Deco styled residences in the area.</p>

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

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The building 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: Occupied for approximately years, 80 years 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.

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 building has some potential to contribute to information about the design and construction of larger scale grand residential dwellings in the early to mid-20th century

<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>	
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3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 39 Marama 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 SA16/108 (1872)

CT SA61/79 (1891)

CT SA132/21 (1906)

CT SA266/278 (1917)

CT SA292/209 (1919)

CT SA703/380 (1938)

CT SA1097/46 (1954)

DP 27944 (1938)

DPS 82625 (1998)

Hamilton City Council Heritage Inventory Assessment Form Draft

43 Horne Street

Hamilton Central



Figure 1: The property at 43 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.¹ Thomas' son, Francis (Frank) Bertrand Jolly, would inherit much of this land and become a major landholder after his father passes. The suburb of Frankton would be named after him. Jolly would donate much of his land to civic buildings and enterprises, such as an acre section given to the Anglican Church in 1906, and later on further land was given towards a town hall, a public library, and the Plunket Society.² Frankton eventually amalgamated with Hamilton City in 1917.

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

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

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

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

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

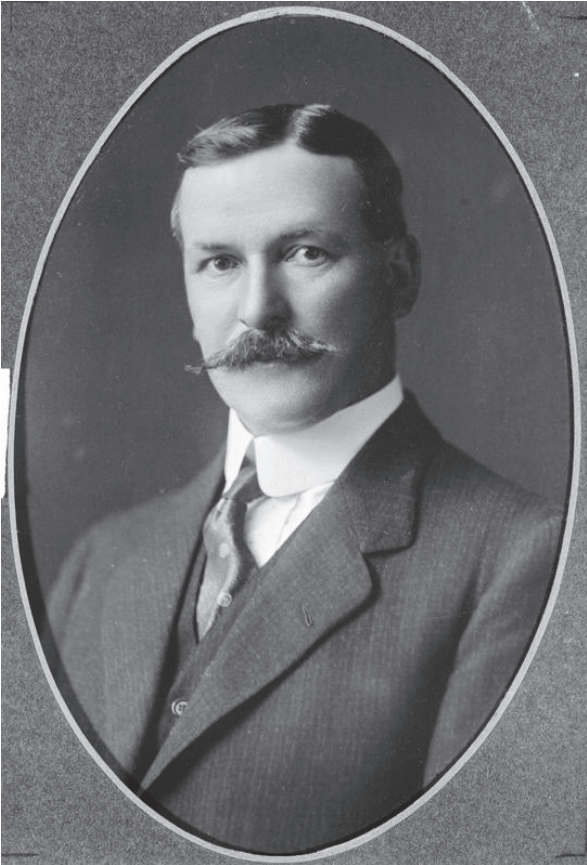


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

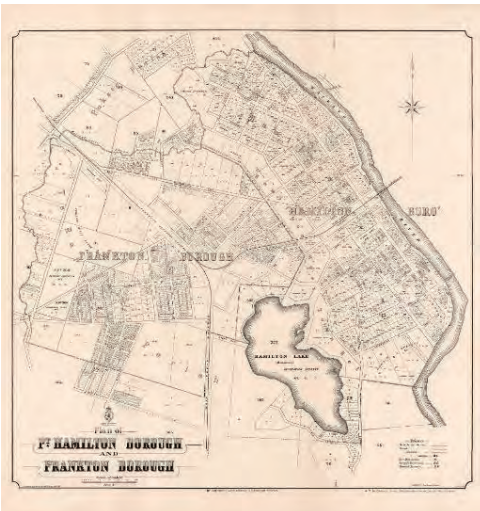


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record for the property is a 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. A group of these smaller lots at the corner of Park Terrace and Horne Street was sold to Henry Percival Buchanan, salesman, and his wife Sophia Buchanan in 1935 (SA662/130). The Buchanan's would then sell off the lots one by one in

the followings years and Lot 36, which would come to be known as 43 Horne Street, was sold to Alfred Joshua Lindsey, electrical inspector, in 1936 (SA672/57). A number of other conveyances are recorded in the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, the dwelling at 43 Horne Street was likely built in or soon after 1935 when the Buchanan's purchased a number of sections from Alice Graham.



Figure 6: 1923 survey plan. Lot 36, which would eventually become 43 Horne Street, is indicated. Note that the street was originally called 'Richmond Street'.
Source: LINZ, DP 17643



Figure 7: 43 Horne Street



Figure 8: Aerial of 43 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 easily visible from the street. A later addition appears to have been constructed to the rear of the site.

2.2 Property Details

Legal Description: Lot 36 DP 17643

Parcel ID: 4430611

Current CT: SA672/57

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 43 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

Elements of the building incorporate Arts and Crafts Styling. However, 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 9: Traditional Arts and Crafts residences.
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 10: 'Typical' bungalows.
Source: Various

The building is a single storey timber frame structure with plain weatherboard cladding in the bungalow style. The building has gabled roofs with half-timbering to the front face of the gables which is typical of the Arts and Crafts style. The half-timbered gables have a decorative four sided timber border spanning across the gable face above eaves level. The roof is clad in clay tiles.

The main roof gable is set back from the front of the building. There is a second projecting gable forward off this line offset to the right side, which continues to a large sloping roof as an extension to the south for a garage. A smaller third gable projects forward again from the sloping gable but centrally to the floor plan of the building. The front gable has an entrance door to its north elevation, and smaller six light casement window adjacent to the door.

Window joinery is mainly timber framed six-light casement windows in sets of three or four. The front elevation window units incorporate a half round fixed light, above the central casement.

There is a red brick chimney set against the northern elevation. To the east of the building is a large extension which is connected to the rear 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>Level of Significance: Low</p>
	<p>Explanation: <i>The place and area has some known associations with local individuals such as Mrs W. A. Graham who was the original landowner and Alice Graham (assumed offspring).</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century. The property is an unusual example within Hamilton of domestic architectural development, incorporating both the Arts and Crafts and Bungalow styles. The property demonstrates the social effects of the time through the architectural styles adopted by a private owner or developer.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building is of moderate significance as a distinctive and rare example of both the Arts and Crafts and Bungalow architectural styles applied to a small dwelling in Hamilton. Whilst functional, the building incorporates elements of popular and fashionable styles for the time of construction.</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</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>The architect and builder of the structure are not known.</i></p>

city, region or nation, and the place enlarges understanding of their work.	
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	<p>Level of Significance: Moderate</p> <p>Explanation: The place is an uncommon example of Arts and Crafts blended with Bungalow architectural styles, applied at this scale at the time of its construction, and has moderate rarity value within Hamilton</p>
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: Moderate</p> <p>Explanation: The building has been modified with the addition of the integrated garage and large extension to the rear elevation. However, the original parts of the building have retained key features such as the half-timbered gables.</p>

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Low</p> <p>Explanation: The place has some significance for its setting. The site itself appears to be unmodified since the 1923 subdivision and the front elevation retains its original setting.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: The place has low landmark value as a historic building which is likely somewhat recognised by the local community.</p>
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p>Level of Significance: Low</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street/neighbourhood by providing evidence of earlier domestic architectural design in this part of Hamilton.</p>
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Low</p> <p>Explanation: Due to its age, style and materials used in construction, 43 Horne Street has some group value as one of a few Arts and Crafts and Bungalow styled domestic dwellings, which are dispersed across Hamilton.</p>

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

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

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low cultural significance for its contribution to a shared sense of identity and history in the local area. The building has been in situ for nearly 90 years forming a focal point for the historic development of the community.</p>

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	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 43 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 SA662/130 (1935)
CT SA672/57 (1936)
DP 17643 (1923)

Hamilton City Council Heritage Inventory Assessment Form Draft

43A Nixon Street

Hamilton East, Hamilton



Figure 1: 43A Nixon 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 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 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 (Figure 4).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵

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



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

Source: ATL

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

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

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

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

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

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

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

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

The property at 43A Nixon Street was originally encompassed within Allotment 275 of Hamilton East, a one-acre block fronting onto Nixon street that was allocated to 'Thomas Philip' according to Graham's 1864 survey map. The oldest deeds index reference for Allotment 275 (DI 2F.579) names Thomas Phillip as the recipient of the land under a Crown grant in 1867. Philip then transferred the property to Shanaghan in 1904, who immediately took out a mortgage. In 1912, the property was transferred from Shanaghan to Mark Birch.

Birch mortgaged the property several times in 1913, 1915 and 1920, before dividing Allotment 275 into two sections in 1920 (Deed Plan 348, Figure 5). Birch then sold both of the newly subdivided lots in 1922. A Notice to Land Agents published in the *Waikato Times* in January 1922 at the request of M. Birch stated: "Please take notice that both my houses, Nixon Street, Hamilton East, have been sold"⁹. It is presumed that this advertisement refers to the same sale.

Lot 1, encompassing 43A Nixon Street, was sold to Ellis. The subsequent deeds index (DI 3F.181) shows that Ellis mortgaged the property in 1924, and died in 1927. The property was transferred to a Certificate of Title under the Land Transfer Act in 1931 (SA537/65). This Certificate of Title gives 'The Public Trustee'¹⁰ as the owner, suggesting that it took some time to settle Ellis' estate. The land was eventually transferred to Alfred Latimer in the 1940's. A number of other conveyances and transfers were recorded during the mid to late 20th century, though none of these are of historic significance.

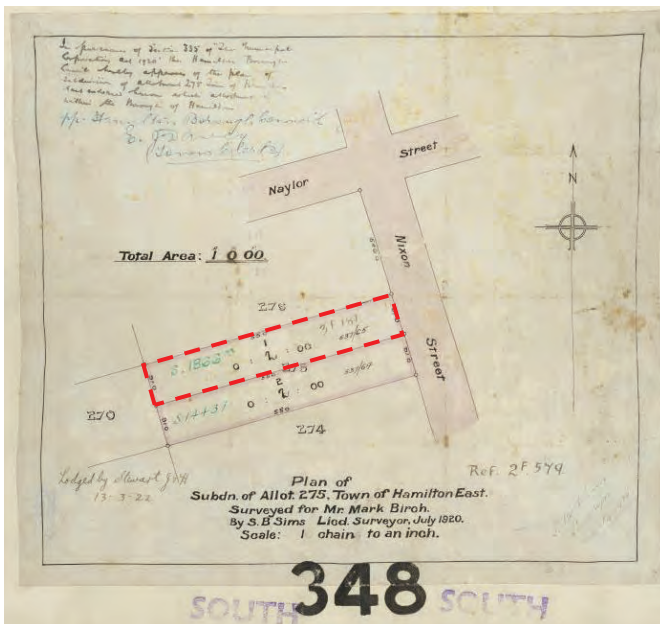


Figure 5: Deed Plan 348, dated 1920. 43A Nixon Street was encompassed within Lot 1 (northwest).
Source: LINZ

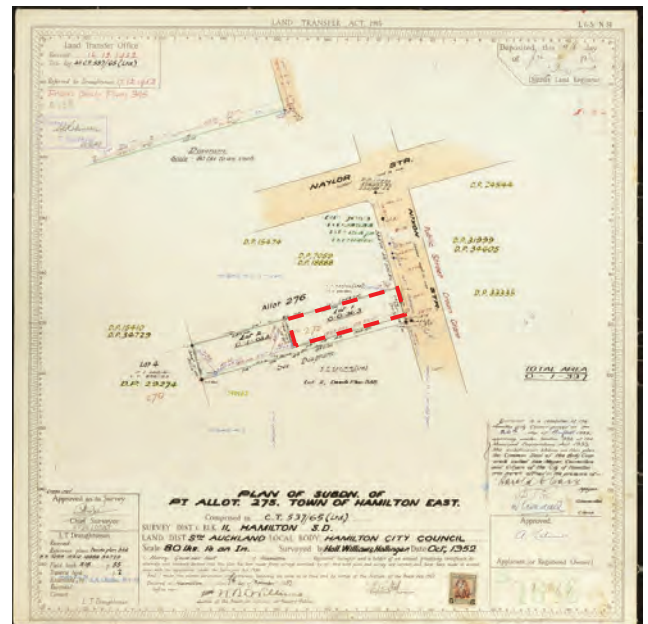


Figure 6: Survey plan DPS 1836, dated 1952, showing the subdivision that defined the current boundaries of 43A Nixon Street.
Source: LINZ

⁹ *Waikato Times*, 11 January 1922

¹⁰ The 'public trustee' is an office established pursuant to national (and, if applicable, state or territory) statute, to act as a trustee, usually when a sum is required to be deposited as security by legislation, if courts remove another trustee, or for estates if either no executor is named by will or the testator elects to name the Public Trustee. The first Public Trustee is that of New Zealand; it was proposed by Edward Cephas John Stevens in 1870 due to the difficulty of finding reliable private trustees in the colony and adopted by Prime Minister Julius Vogel who established the Public Trust and installed Jonas Woodward as the world's first Public Trustee on January 1, 1873. Initially it was a part-time for position for one man, the government had not anticipated that much of the public would prefer to trust a bureaucrat with their estate - by the mid-20th century the New Zealand Public Trustee gained nearly 1/3 of the estate market in the country, was undertaking many statutory duties beyond this and employed a staff of a thousand.

A survey plan dated to 1953 shows the property was subdivided into a front and a rear site, with the dwelling located on the front site (DPS1836, Figure 6). In 1984, the property was divided into two cross-leases, enabling a new separate dwelling to be constructed at the rear (southwest) of the property (DPS 37459).

It is difficult to confirm the exact construction date of the dwelling at 43A Nixon Street. There is nothing to suggest that Thomas Philip built on Allotment 275; however, there is nothing to rule out that possibility either. Many dwellings built in the late 19th century in Hamilton East were replaced in the early 20th century, and it is possible that an earlier building on Allotment 275 was demolished. The multiple early mortgages on the property suggest that a dwelling may have been built on Allotment 275 in the 1900s, by Shanaghan. However, the multiple mortgages taken out by Birch, and the sale of his two houses in Nixon Street in 1922, which aligns with the sale of Lots 1 and 2 of Allotment 275 strongly suggests that the dwelling was constructed during Birch's ownership.

The position of the dwelling in the centre of the narrow lot defined in 1920, and the transitional bungalow style of the dwelling, also align with this date.

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Nixon Street, in Hamilton East, and is partially obscured from the street by large trees. The current section boundaries were defined in the 1950s. The surrounding area is residential, predominantly single storey dwellings of a similar style and era.

2.2 Property Details

Legal Description: Lot 1 DPS 1866

Parcel ID: 4419396

Current CT: SA33A/445, and SA33B/582

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 43A Nixon Street has the appearance of a rudimentary transitional bungalow. It is possible that the dwelling, rather than being transitional, is a modified square villa or earlier cottage. However, there is no documentary evidence to confirm this; and other evidence suggests it was likely constructed while the property was owned by Birch between 1912 and 1920.

From circa 1910, designers and builders began to incorporate features of the 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. Double hung sash windows and decorative elements such as finials, fretwork, frieze panels and eaves brackets were gradually phased out. The central corridor plan typical of the villa began to morph and change into a more asymmetrical layout. By the 1920s, the more “pure” bungalow had become the most popular style, and elements of the villa had all but disappeared.

Interior plans of 43A Nixon Street show a central hallway, with two flanking rooms to either side – a standard layout for a villa and its predecessors. The rectangular form of the building with simple hipped roof is also typical of a villa or its predecessors; as are the fretwork brackets with teardrops on the front verandah, and the rusticated weatherboard cladding. Otherwise, the dwelling at 43A Nixon Street has the exposed rafter-ends and verandah incorporated under the main roof typical of transitional dwellings; and the casement windows and partial-height verandah walls typical of the bungalow style. The bulkhead above the verandah and the coverboard where the bulkhead meets the wall suggest that this may be a later alteration, and therefore that the fretwork may not be original. However, this is unconfirmed.

The oldest aerial photograph dates to 1938, and no obvious differences are evident, with the exception of the size of the lean-to which has since been enlarged. The chimney is in its historic position, but appears to have been lowered or otherwise modified.

3. Evaluation

3.1 Assessment Criteria

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 43A Nixon Street has associations with locally known individuals in the 19th and early 20th centuries, though none of these are of historic significance 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>Level of Significance: Moderate</p>
	<p>Explanation: 43A Nixon Street has moderate significance with regard to historical patterns in the region. 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 settlers' buildings and cottages established prior to 1900 were substantially improved or replaced between 1900-1920 with buildings of more durable construction, and it is possible that the dwelling reflects this.</p>
b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 43A Nixon Street is of some significance as an example of what is assumed to be a transitional dwelling, or an earlier square villa or cottage that was substantially modified in the 1920s. The dwelling has some features common to the villa, but more features that are common to the bungalow. The verandah is the most unusual feature, dominated as it is by the deep bulkhead and the partial-height walls.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The designer and builder of the dwelling are unknown.</p>
<p><i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 43A Nixon Street is of some significance as a surviving example of a rudimentary transitional bungalow. Although a common building typology at the</p>

	time, each transitional dwelling is slightly different, displaying selected traits of the villa and bungalow styles.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: Moderate
	Explanation: 43A Nixon Street is assumed to be a transitional dwelling that appears, from aerial photographs, to be relatively unmodified with the exception of the lean-to.

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: 43A Nixon Street is located on the western side of Nixon Street in Hamilton East and is partially blocked from the street due to large trees. The lot was subdivided in the 1950s, and a separate dwelling was constructed on the rear in the 1980s, which have modified the setting of the dwelling. However, with the exception of an additional driveway, the street-facing setting has not been substantially modified since the first subdivision in 1920.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: 43A Nixon Street has no particular landmark significance, as one of many similar single storey dwellings on the street, partially obscured by vegetation.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 43A Nixon Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: 43A Nixon Street is located within the Hamilton East Residential Character area, and therefore has moderate group value. Several of the surrounding properties feature villas, transitional houses, and bungalows of a similar scale.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 43A Nixon Street has some technological significance for its craftsmanship and sturdy design, which has ensured the building has remained standing for approximately more than a century.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 43A Nixon Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 43A Nixon Street makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for more than a century. It may have significance to past occupants and their descendants. Any specific significance to the local community is unknown.</p>

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<i>Level of Significance: Moderate</i>
	<i>Explanation: 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:	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 43A Nixon 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

DI 2F.579
DI 3F.181
CT SA537/65 (1931)
Deed Plan 348 (1920)
DP 1866 (1953)
DPS 37459 (1984)

Hamilton City Council Heritage Inventory Assessment Form Draft

45 Firth Street

Hamilton East, Hamilton



Figure 1: Double Bay villa at 45 Firth 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 and Figure 3).



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



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

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

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property at 45 Firth Street was originally encompassed within Allotment 298 Hamilton East, a one-acre block that was granted to James Molloy in 1867 and conveyed to Primrose in 1869. Primrose took out a mortgage in 1874 but conveyed the property to Allwood in 1875 (DI 1F.907). The next recorded mortgage on Allotment 298 was taken out by Hunt in 1885 after he purchased the section from Allwood. After a series of further conveyances and mortgages, Allotment 298 was purchased by John Fry, a member of the well-known firm Fry Brothers Flaxmillers, in 1907. Fry died of pneumonia within months of the conveyance (aged 56)⁹ and the associated probate is recorded in DI 1F.907. At the time of his death, Fry resided in Heaphy Terrace, which suggests that there was no dwelling on Allotment 298.¹⁰

Allotments 298 and 299 were subdivided in 1908. Fry is named as the conveying party (DI 1F.907) and it is assumed that this refers to a relative of John Fry, or to his estate. It is not clear who decided on subdividing the land. Lot 6, which came to encompass 45 Firth Street,¹¹ was conveyed from Fry to Goodison (DI 1F.907 and DI 2F.745) in November of 1908, and a mortgage taken out on the same date. Goodison then conveyed the land to Skuse in 1910. Papers Past archives from around this period suggest that this was John Eastwell Skuse, a storekeeper and later land agent (Pirongia Land Agency).¹²

The Deeds Index indicates that Skuse then conveyed the land to Hopkins a decade later in 1920, who then immediately conveyed the land to 'Mens' in 1921. A variety of 'Hopkins' and 'Mens'

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

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

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

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

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

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

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

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

⁹ *Waikato Independent*, Volume VI, Issue 419, 7 September 1907, Page 5

¹⁰ *Waikato Argus*, Volume XXIII, Issue 3653, 9 December 1907, Page 3

¹¹ Lot 6 spanned Pt. 298 and Pt. 299, but the property at 45 Firth Street is positioned on Pt. 298.

¹² *Waikato Argus*, Volume XXIV, Issue 3683, 16 January 1908, Page 3

appear in historic archives, and the specific identity of the individuals which owned the site of 45 Firth Street is unknown.

A mortgage was granted by Mens to Newell in 1925, before the conveyance of the site formally to Newell in 1929. The land was then transferred to a Certificate of Title (SA537/87) under the Land Transfer Act in 1931, which lists William Newell, a well-known farmer of Tamahere, as the owner (Figure 4). According to historic archives, Newell appeared to be an active member of the community who took part in organising and participating in rural activities such as livestock judging, horse riding, and dog trials. He also held public office as the representative for the Cambridge Riding, to which he was elected in 1920,¹³ and then was the Cambridge Road Board's elected representative to the Waikato County Council in 1923.¹⁴ Newell then became chairman of the Waikato County Council in 1926, and held office until he was defeated in 1929.¹⁵ Newell died in 1934 (aged 71), and an extensive obituary was published in the Waikato Times to celebrate his contribution to the Waikato County.¹⁶ His obituary mentions his marriage to a 'Miss Florence Menns of Epsom', which may be the previous owner of the property.

Following Newell's death in 1934, the property was conveyed by transmission to Henry James McMullin, solicitor, in 1936. McMullin conveyed the land to Roland Sidney in 1937, who then in turn conveyed the land to Edgar Douglas White, gallery manager, in 1940. The property was then conveyed to Charles Joseph Mann, however the date of this sale is illegible. The current Certificate of Title (SA16D/700) is dated in 1974, and at this time the property (Lot 6) was subdivided into two separate lots (DPS 17311).



Figure 4: William Newell.
Source: Waikato Times, 1929



Figure 5: Aerial showing 45 Firth Street, with a likely extension to the west.
Source: HCC GIS Maps

It is difficult to estimate the exact construction date of the dwelling at 45 Firth Street; however, comparing the Deeds Index information with the extant building (discussed below), the dwelling

¹³ Waikato Times, Volume 93, Issue 14508, 3 November 1920, Page 4

¹⁴ Waikato Times, Volume 97, Issue 15224, 28 April 1923, Page 5

¹⁵ Waikato Times, Volume 105, Issue 17706, 9 May 1929, Page 6

¹⁶ Waikato Times, Volume 116, Issue 19394, 22 October 1934, Page 3

was likely constructed sometime between the conveyance from Fry to Goodison (1908) and the conveyance from Skuse to Hopkins (1920). Goodison was the first to own the defined residential lot (Lot 6) and took out a mortgage that may indicate the construction of the dwelling. However, given the immediacy of the mortgage it is more likely that it was associated with the purchase of the land. Skuse was a land agent who was in ownership of the property for ten years, and it is possible that he had the dwelling constructed during his ownership and then sold the land and dwelling for a profit, though there is no documentary evidence to confirm this.

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Firth Street, in Hamilton East. The low timber fence and short trees make it visible from the streetscape. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages), commercial and religious properties (on the Grey Street side of the block).

2.2 Property Details

Legal Description: Lot 1 DPS 17311

Parcel ID: 4465751

Current Certificate of Title ref: SA16D/700

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 45 Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 45 Firth 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 WW1, 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 WW1 but has undergone a revival in recent times.

Characteristics of this style include an asymmetrical gabled form, or a symmetrical double-gabled form, with a verandah to the street facing elevation, along with copious decorative

embellishments. 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

45 Firth Street is a double bay villa estimated to have been constructed during c.1910s. The building has a symmetrical form with two projecting gables that feature faceted bays, and a central entrance set within a faced verandah. The building is clad in bevel-back weatherboard, typical of later villas, and has a complex hip and gable roof form clad in corrugated metal roofing. The pitch of the roof is lower than what might normally be expected of a villa, and likely marks the beginning of the transitional period in which house design moved from villa to bungalow.

Original timber-framed double-hung window joinery, with stopped-chamfered facings, and timber frame door joinery typical of a villa are evident. However there are virtually no decorative elements present on the exterior, which is unusual for a villa. There is no fretwork, a plain frieze panel with no eaves brackets, and no gable embellishment. Like the roof pitch, may indicate the movement into the transitional style. Alternatively, it is possible that the decoration was removed at a later date.

The parapet walls on the side elevations at the rear of the dwelling, and the historic aerial photographs of the property, indicate there have been modifications to the rear of the house. However, there is no record of these alterations having been consented.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Moderate
	Explanation: 45 Firth Street has associations with locally known individuals in the 19 th and early 20 th centuries, notably William Newell, chairman of the Waikato County Council between 1926 and 1929, who resided at the property from 1929 until his death in 1934.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: High
	Explanation: 45 Firth Street has high 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.

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street is of moderate significance as a surviving example of a late residential timber villa, commonly built in the early 1900s from locally grown timber in and around Hamilton. Its double bay form is an unusual, but not rare, interpretation of the villa typology. Unlike other villas, it is perhaps most notable for its lack of ornamentation, which may reflect the late date of its construction (c. 1910s) when house design was shifting from villa to bungalow. The place demonstrates a typical pattern in residential housing provision and construction of the time.</p>
<p>ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: The designer and builder of the dwelling are unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street is of moderate significance as a surviving example of an intact early 1900's double bay villa. 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>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street is a well-preserved example of turn-of-the-century architecture in Hamilton and is still somewhat intact in its historic form, though it is possible that original decorative elements have been removed. Suspected later adaptations and alterations reflect changes made for subsequent occupants and retained the original essence of the building. These alterations are also concealed at the rear of the property.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street is located on the western side of Firth Street in Hamilton East and is visible within the streetscape due to its low fencing. While the original section has been subdivided, this has not impacted on the perceived setting of the building from the street. The</p>
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	<i>existing setting, therefore, extends the significance of the place to a moderate level.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Low</p> <p>Explanation: 45 Firth Street is highly visible from the road and may have some significance as a local landmark which is recognised by the immediate community.</p>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</p>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street located within the Hamilton East Residential Character area. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb.</p>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 45 Firth Street has moderate technological significance for its levels of craftsmanship and detailing, which have ensured the building has remained standing for the past century.</p>

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or</i>	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 45 Firth Street is thought to have been constructed in 1910, the area is known to have been occupied prior to 1900 and therefore</p>

events through investigation using archaeological methods.	may have some archaeological 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>Level of Significance: None</p> <p>Explanation: 45 Firth Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: Built in c.1910's, the villa makes a significant contribution to the continuity and sense of place of the area, as an urban site, occupied for an estimated 110-120 years. It is likely that the place has significance to previous and; but has no known commemorative or symbolic significance to the community.</p>

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

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 45 Firth 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.908
DI 2F.745
CT SA537/87 (1931)
CT SA16D/700 (1974)
Deed Plan C85 (1908)
DP 21009 (1925)
DPS 17311 (1971)

Hamilton City Council Heritage Inventory Assessment Form Draft

47 Norton Road

Frankton, Hamilton



Figure 1: The dwelling at 47 Norton 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 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

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

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

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

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

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

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

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

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

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>

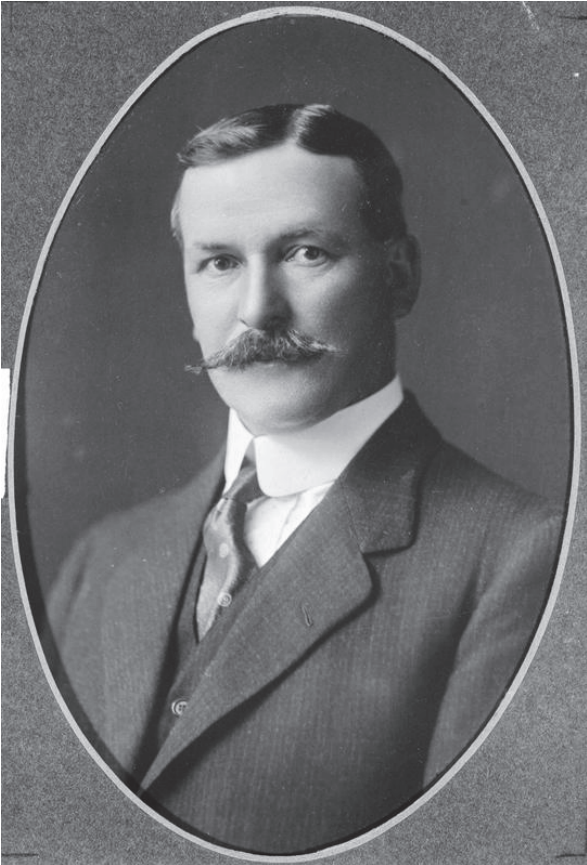


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

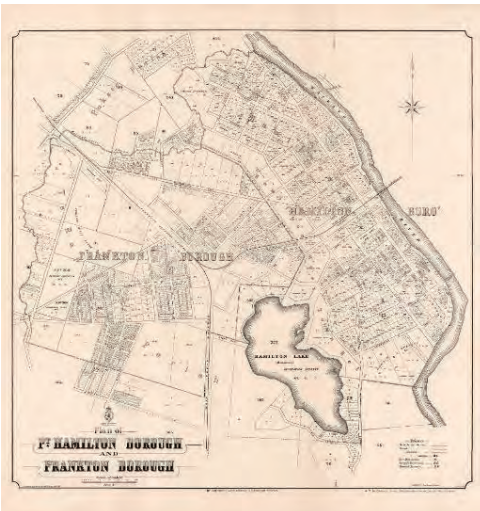


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record that relates to the property at 47 Norton Road is a Deeds Index reference which shows that Jolly owned a large section of land in the Frankton area, including what was then identified as 'Allotment 1 Parish of Te Rapa'. Through a complicated series of other interlinked Deeds Index references, it is evident that Jolly subdivided his estate extensively in the early 20th century. The property at 47 Norton Road can be identified as Lots 13 and 14 of Deeds Plan 100, which shows the subdivision of part of Allotment 1, at an unknown date (Figure 6).



Figure 6: Snip of undated Deeds Plan 100 (South Auckland) showing the subdivision of Pt. Allotment 1, Parish of Te Rapa, for the Jolly Estate. Lots 13 and 14, which would come to be 47 Norton Road, are indicated.
Source: LINZ

In 1921 Jolly conveyed Lots 13 and 14 to Bentley, who quickly took out numerous mortgages immediately following the purchase. It appears that Bentley then passed away in 1924, and the two Lots were conveyed to James Malone in the same year. Malone then also took out numerous mortgages in 1926 after his purchase of the two sections.

In 1931, a new Certificate of Title was created under the Land Transfer Act, which confirmed that James Malone, engine driver of Frankton Junction, was still the owner of the property (SA534/244). Malone owned the property for four decades before eventually expiring and conveying the property to his wife in 1964 via transmission. A number of other conveyances are recorded in the 20th and 21st centuries, but none are of historic significance.

Considering the Certificates of Title and the extant building, the structure was likely built between 1921 when Jolly sold Lots 13 and 14 to Bentley, and 1924 when Malone acquired the two Lots after Bentley's death.



Figure 7: 47 Norton Road.



Figure 8: Aerial of 47 Norton Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located at the corner of Norton Road and Hall Lane on a large site in the suburb of Frankton. The surrounding area is entirely residential. The building is visible from the street, but is somewhat obscured due to surrounding vegetation. The building sits on two adjacent sections which have not yet been amalgamated to create one land parcel.

2.2 Property Details

Legal Description: Lots 13 and 14 DEEDS 100

Parcel ID: 4496078 and 4418853

Current CT: SA534/244

2.3 Existing Listing/Scheduling Status

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

2.4 Description of Building or Structures

The building at 47 Norton Road is built in the bungalow style, c.1921-1924.

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

Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form, with a deep verandah or covered porch to the street facing elevation. Prominent features included bow and box-bay windows, combining casement sashes and fanlights, geometric detailing and – prominently – almost always exposed rafters and gable-end panelling.



Figure 9: 'Typical' bungalow styles of the early 20th century.
Source: Various

47 Norton Road has many of the typical bungalow elements. The roof is a hipped gable, with simple bracketry in the gable-end, which is unusual for a bungalow; but the low pitch, plain barges and exposed rafters in the eaves are recognisable bungalow features. The front elevation features a verandah leading to a central front door, indicating that this early bungalow still followed the typical central corridor layout of the villa.

The verandah features simple geometric panels between the large columns. The end of the verandah is enclosed with a feature window to the side, and a set of fixed sashes to the front, creating a sheltered space that became a feature of bungalow porches. Shingled wall panelling below these windows is also a typical feature of the bungalow.

To the other side of the porch is a box-bay window with exposed rafters in its hood, and coloured glass in the fanlights, often seen in bungalows. The same coloured glass is found in the toplights above the front door, and in the fanlights of the other windows of the dwelling, which typically have casements below.

A single chimney with a deep rectangular cap is visible, with modern chimney tops evident above.

3. Evaluation

3.1 Assessment Criteria

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: <i>The place has associations with locally known individuals in the 19th and early 20th centuries, including the Jolly family; however these associations are distant and do not confer any particular value.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th centuries in this part of Hamilton.</i>

b. Physical/ Aesthetic / Architectural Qualities

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

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>

	<i>from the street, although it is obscured by vegetation. It is likely somewhat recognised by the local community.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate continuity value for its contribution to the character of the street and wider area. It provides evidence of early residential development in this part of Hamilton, which was subdivided and sold in the 1910s and 20s.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Low
	Explanation: <i>The place has some group value as one of a number of early 20th century Bungalows across Hamilton city. Dwellings in the immediate surrounds are of a similar size, and many are of a similar construction, dating to the early 20th century, which also provides some group value.</i>

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

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

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.	
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f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	Level of Significance: Low
	Explanation: As a dwelling that has stood for approximately 100 years, 47 Norton Road has some cultural significance for its contribution to a shared sense of identity and history in the local area. It may have significance to past occupants and their descendants. Its specific significance to the local community is not known.

g. Scientific Qualities

<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: 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 47 Norton 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

DI 4W-505
DI 4W-567
DI 4W-404
DI 4W-421
CT SA534/244 (1931)
Deed Plan 100 (undated)

Hamilton City Council Heritage Inventory Assessment Form Draft

49 Firth Street

Hamilton East, Hamilton



Figure 1: Bungalow at 49 Firth 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 and Figure 3).



Figure 2: The first survey of Hamilton East in 1864 for militiamen, conducted by William Australia Graham. Source: ATL



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

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

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property at 49 Firth Street was originally encompassed within Allotment 298 Hamilton East, a one-acre block that was granted to James Molloy in 1867, and then conveyed to Primrose in 1869. Primrose took out a mortgage in 1874, but conveyed the property to Allwood in 1875 (DI 1F.907). The next recorded mortgage on Allotment 298 was taken out by Hunt in 1885 after he purchased the section from Allwood. After a series of further conveyances and mortgages, Allotment 298 was purchased by John Fry, a member of the well-known firm Fry Brothers Flaxmillers, in 1907. Fry died of pneumonia within months of the conveyance (aged 56)⁹ and the associated probate is recorded in DI 1F.907. At the time of his death, Fry resided in Heaphy Terrace, which suggests that there was no dwelling on Allotment 298 at this time.¹⁰

Allotments 298 and 299 were subdivided in 1908. Fry is named as the conveying party (DI 1F.907) and it is assumed that this refers to a relative of John Fry, or to his estate. It is not clear who decided on subdividing the land.

The section which would come to encompass 49 Firth Street was an L-shaped piece of land that spanned both Allotments 298 and 299, and later came to incorporate a small piece of Allotment 300 (Deeds Plan C85, Figure 4). DI 2F.317 records that this property was transferred to Harsant in 1910, who in turn conveyed the property to Low in 1911. Primrose then came into ownership of the section in 1912, before conveying it to Smyth in 1913.

A further conveyance from Gardener to Smyth of a smaller section of land occurred a decade later in 1924. A 1925 survey plan (DP 21009) identifies Smyth as the owner and occupier of the

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

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

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

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

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

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

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

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

⁹ *Waikato Independent*, Volume VI, Issue 419, 7 September 1907, Page 5

¹⁰ *Waikato Argus*, Volume XXIII, Issue 3653, 9 December 1907, Page 3

property (Figure 5). In 1931, a Certificate of Title (SA537/83) was created under the Land Transfer Act which names John Johnston Smyth, settler, and his wife Agnes Smyth as the landowners. In 1934, an article in the *Waikato Times* advertised the death of Smyth's wife, Agnes, and stated that the couple lived in Grosvenor Street, Cambridge, but were 'late of Firth Street, Hamilton East' (Figure 6).¹¹



Figure 4: Snip of Deeds Plan C85 showing subdivision of Allotments 297, 298, 299 and Pt. 300, dated 1908, showing the land sold to John Smyth.
Source: LINZ

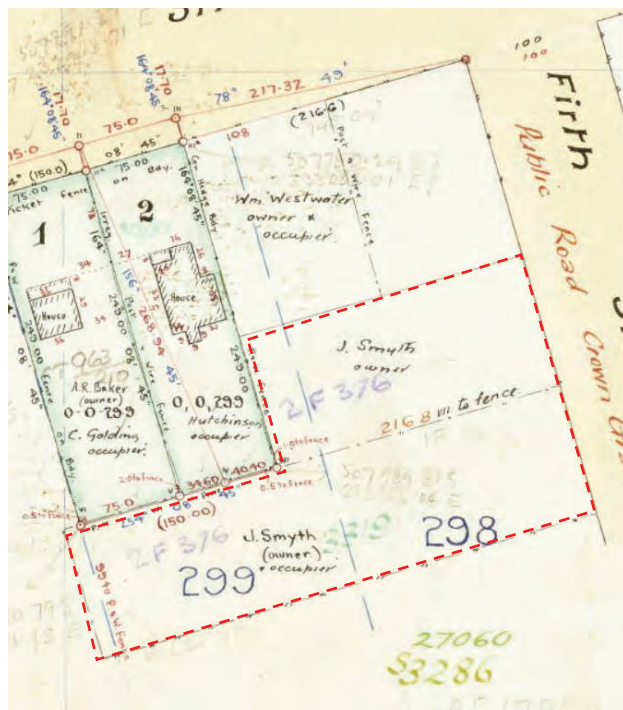


Figure 5: Snip of DP 21009 showing Pt. Allotments 297, 298, 299 and 300, dated 1925, naming J. Smyth as owner and occupier.
Source: LINZ

DEATH.

SMYTH.—On April 3, 1934, at a private hospital, Hamilton, Agnes Mary, the beloved and faithful partner of John Johnston Smyth, of Grosvenor Street, Cambridge, and late of Firth Street, Hamilton East; aged 72 years. Youngest daughter of the late Robert and Hanna Cowley, of Pakuranga, and mother to Ella, Elleen and Jack Smyth. Oh not good-bye, but good night, good night;
We all shall meet in the morning light. The funeral will leave Burrow's private Chapel on Thursday, April 5th., at 2 p.m., for the Hamilton East Cemetery. Friends please accept this intimation.—Walter Burrow, Funeral Director. 49

Figure 6: Obituary of Smyth's wife, which places the couple in Cambridge, 1934.
Source: *Waikato Times*



Figure 7: Aerial showing 49 Firth Street.
Source: HCC GIS Maps

¹¹ *Waikato Times*, Volume 115, Issue 19221, 4 April, 1934, p6

John Smyth held the property until his death in 1949 (SA537/83). The property was subdivided into two in 1950, when new Certificates of Title were issued. At this time, the property was in the ownership of the Presbyterian Church Property Trustees (SA963/29). In 1954, the property was subdivided again, defining its current boundaries (DPS 3319) and the boundaries of 51 Firth Street, located to the rear (southeast). A number of other conveyances followed in the late 20th century, but none are of historic importance.

It is difficult to estimate the exact construction date of the dwelling at 49 Firth Street; however, comparing the Deeds Index, Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1913 when Smyth took ownership of the property, and 1934 when Smyth was advertised as living in Cambridge.

It is noted that the properties that are now 49, 51 and 53 Firth Street were part of one property that was in the ownership of Smyth for the same period of time, and the extant dwellings share a common style, indicating that they share a common construction date. In fact, the dwellings at 49 and 51 have almost identical frontages and similar roof forms, although the dwelling at 51 Firth Street was evidently larger, and has since been extended. The slight differences in detailing at 53 Firth Street may indicate it was built slightly earlier or slightly later than the other two. DP 21009 indicates that Smyth was the occupant of the property that is now 51 Firth Street, but this may not be exact. It is assumed that the other dwellings were tenanted and managed by the Smyths. This correlates with advertisements in Waikato newspapers during the 1930s, and articles relating to a tenancy dispute between John Johnston Smyth and a tenant over a property in Firth Street in 1939.¹²

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Firth Street in Hamilton East. A large garage has been constructed on the property at the street front which is in keeping with the aesthetic style of the dwelling. A large tree is located immediately in front of the property which partially obscures it from the street. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages), commercial and religious properties (on the Grey Street side of the block).

2.2 Property Details

Legal Description: Lot 1 DPS 3319

Parcel ID: 4295419

Current Certificate of Title ref: SA1211/153

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 49 Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place

¹² *New Zealand Herald*, 9 May 1939

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

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

49 Firth Street is a single-storey bungalow estimated to have been constructed between 1913 and 1934. The building has a number of features typical of the bungalow style, including bevel-back weatherboard cladding and a corrugated metal roof. The lowly-pitched roof form is a simple gable, with a perpendicular gable projecting towards the street. Part of this gable is taken up by the deep entrance porch. The columns supporting each end of the gable indicate that the porch was once the full width of the gable but has since been infilled. The columns have a weatherboarded pedestal, solid shafts, simple moulded capitals with vertical projections. The beams have deeply scalloped ends. The gable above is shingled, finished in a bell cast with brackets below, and deep eaves with projecting plain modillions and exposed (false) beam-ends. The other gable end features bell-cast weatherboard with brackets, a roof ventilator, and the same beam and bracket detailing. Bargeboards are scalloped in a similar manner to the porch beams. The northern corner window is also a prominent feature, with a bell cast shingle awning and exposed rafter-ends. Exposed rafter-ends are also visible in the main eaves of the building. The original windows are casement with leaded fanlights.

A small lean-to can be seen to the northern side of the building is assumed, based on the style of the joinery and the fascias, to be an extension. Hamilton City Council holds no property file information to confirm when this was carried out.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 49 Firth Street has associations with locally known individuals in the 19th and early 20th centuries, including the Smyth family. The dwelling is not known to have been associated with any other notable individuals or organisations of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: High</p> <p>Explanation: 49 Firth Street has high 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.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale,</i></p>	<p>Level of Significance: High</p> <p>Explanation: 49 Firth Street is of high significance as a surviving example of residential bungalows that were being built around Hamilton in the 1910s-20s. Its single-storey form with exposed rafters and use of decorative elements such as scalloped beams and barges, window awnings, leadlights, and shingles, demonstrates a typical</p>

<i>materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<i>pattern in residential housing provision and construction of the time.</i>
ii. Designer or Builder: <i>The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: <i>Unknown</i>
	Explanation: <i>The architect and builder are unknown. Given that there were three dwellings built on one property owned by Smyth, and noting the similarities between these buildings, it is possible that Smyth designed them, or commissioned their design. However, there is no documentary evidence to confirm 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.</i>	Level of Significance: <i>High</i>
	Explanation: <i>49 Firth Street is of high significance as a surviving example of an intact early 1900's bungalow. 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.</i>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>49 Firth Street is a well-preserved example of early 20th century architecture in Hamilton and is still somewhat authentic to its original form with what can be assumed to be its original decorative elements. The garage construction to the street facing elevation has a negative impact on the authenticity of the building, although its separation from the main building somewhat helps to mitigate this.</i>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>49 Firth Street is located on the western side of Firth Street and is visible from the street, though is partially obscured by vegetation. While the original section has been subdivided, this has not impacted on the perceived setting of the building from the street. The existing setting, therefore, extends the significance of the place to a moderate level.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	Level of Significance: <i>Low</i>
	Explanation: <i>49 Firth Street is visible from the road, and may have some significance as a local landmark which is likely recognised by the local community.</i>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street,</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>49 Firth Street contributes to the continuity and established built character of the street. It provides</i>

<i>neighbourhood, area, or landscape.</i>	<i>evidence of early residential development in this part of Hamilton.</i>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>49 Firth Street is located within the Hamilton East Residential Character area. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb.</i>

d. Technological Qualities	
i. Technological - <i>The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>49 Firth Street has moderate technological significance for its craftsmanship and detailing. Very few remaining buildings of this typology retain their original, or in some cases restored, decorative features.</i>

e. Archaeological Qualities	
i. Human, Occupation, Activities or Events: <i>The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: <i>Unknown</i>
	Explanation: <i>Although the building at 49 Firth Street is thought to have been constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</i>
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</i>	Level of Significance: <i>None</i>
	Explanation: <i>49 Firth Street is not listed as a historic place with HNZPT.</i>

by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in the early 20th century, the dwelling makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 100 years. It is likely that the place has significance to previous and; but has no known commemorative or symbolic significance to 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>Level of Significance: Moderate</p>
	<p>Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

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

- | | |
|--|----------|
| a) Historic Qualities: | High |
| b) Physical/Aesthetic / Architectural Qualities: | High |
| c) Context or Group Values: | Moderate |
| d) Technological Qualities: | Moderate |

e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Moderate

3.3 Scheduling Details

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

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

It is recommended that 49 Firth 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

DI 1F.907
DI 2F.376
CT SA537/83 (1931)
Deed Plan C85 (1908)
DP 21009 (1925)
DPS 3319 (1954)

Hamilton City Council Heritage Inventory Assessment Form Draft

50 Nixon Street

Hamilton East, Hamilton



Figure 1: Villa at 50 Nixon 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 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

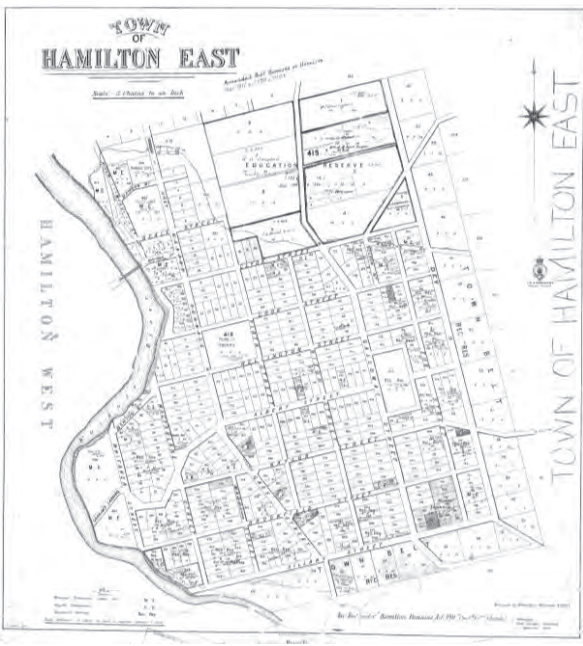


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.
Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 4).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵

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



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

Source: ATL

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

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

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

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

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

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

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

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

The property at 50 Nixon Street was originally encompassed within Allotment 238 Hamilton East, a one-acre block that was transferred to William Palmer in 1874 (SA7/276). Palmer took out a mortgage against the property; however, the date of the mortgage is not legible due to the poor quality of the Certificate of Title. The first mortgage was discharged in 1880, but a second mortgage was taken out by Palmer in 1883 before he sold the property to Mary Annie Robinson in 1895. Robinson held the property until 1903, when it was sold to Charles Smith of Gisborne, hairdresser. Smith died in 1916, and the property passed to his solicitor.

In 1921, Allotment 238 was sold to John Craig Wallace. Following his death, Wallace's estate was inherited by his children and then sold to another family member, Thomas Crosbie Wallace, labourer, in 1946. This sale occurred shortly after Allotments 238 and 239 were surveyed for a new subdivision (DP 33335, Figure 5). The property at 50 Nixon Street was encompassed within Lot 5 of this subdivision. The extant house, and two outbuildings that have since been removed, are depicted on the plan.

Lot 5 was retained by Thomas Crosbie Wallace, while the other lots were sold. He held the property until his death in 1980 (SA1099/215). The property was divided into two cross-leases in 2001 (DPS 59008).

It is difficult to estimate the precise construction date of the dwelling at 50 Nixon Street. Comparing the Certificate of Title and survey plan information with the extant building (discussed below), the dwelling was likely constructed between 1874 and 1895 while the property was in the ownership of William Palmer.

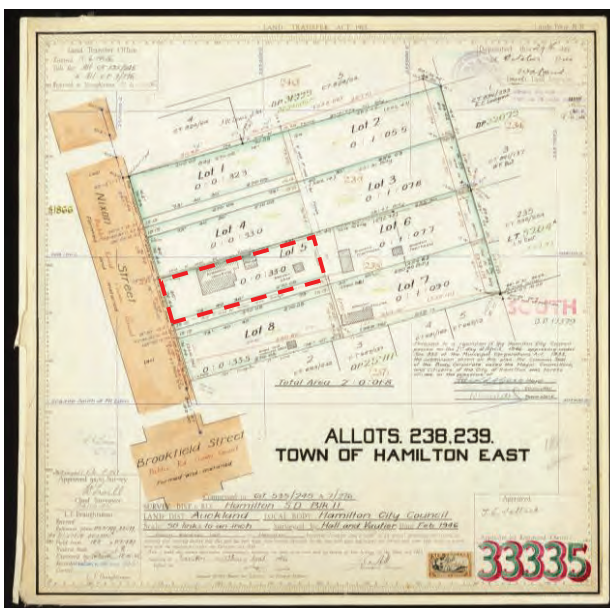


Figure 5: Survey plan DP 33335 showing subdivision of the Nixon Street Allotments 238 and 239, 1946. Lot 5, which would become 50 Nixon Street, is outlined. Source: LINZ



Figure 6: Aerial showing 50 Nixon Street. Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the eastern side of Nixon Street in Hamilton East. The area is predominantly residential, consisting of one and two storey buildings. The dwelling is reasonably

visible from the street, although there are some larger trees in the southwest corner. The front boundary of the property is identified by a white picket fence. On the south side of the property there is a driveway giving access to a garage situated in the southeast corner. Adjacent to the south boundary is a wide driveway giving access to the properties at the rear.

2.2 Property Details

Legal Description: Lot 5 DP 33335

Parcel ID: 4435076

Current CT: SA1099/215

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 50 Nixon Street is a combined L-shaped box cottage with features typical of an early villa, constructed prior to 1895.

Cottages 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, generally constructed from locally sourced materials, housed the working class and their families. As there was very little in the way of technology at the time, these buildings are often very simplistic in design, are small in size, and feature minimal embellishment.

The villa, as it is recognised today, was a development of the cottage that became widespread in the late 19th century. As mass-production made ornamentation (such as bargeboard embellishments and verandah fretwork) more affordable, the villa became more highly decorated; and more complex window arrangements, such as box and faceted bay windows, were introduced. The popularity of the villa started to dwindle after WWI but has undergone a revival in popularity in recent times.



Figure 7: L-shaped cottages that preceded and informed the villa.
Sources: Various

The dwelling at 50 Nixon Street is a cottage that has many characteristics common to early villas. The gable projecting from the steeply pitched hip roof and the adjoining bullnose verandah common to the villa typology are evident; but there are no bay windows, and minimal decoration other than the verandah fretwork and a small finial. The weatherboards appear to be plain board, commonly used for cladding before rusticated profiles (and later bevel-back profiles) were widely available.

Although the gable does not feature a bay window, the triple double-hung sash window is notably larger than the other windows, which are typically single double-hung sashes. All double-hung windows feature moulded timber facings, making them one of the building's more ornate elements. A single brick chimney is visible above the roofline, and appears to have been modified. Aerial photographs suggest that the house has not changed substantially, although the lean-to may have been extended which is common in dwellings of this age and style.

3. Evaluation

3.1 Assessment Criteria

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 50 Nixon Street has associations with locally known individuals in the 19th and early 20th centuries, though none of these are of historic significance to the local area, region, or nation as a whole.</p>

<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 50 Nixon Street has high significance with regard to historical patterns in the region. It was likely one of the earliest dwellings constructed on one of the one-acre allotments granted to 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>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 50 Nixon Street is of high significance as a surviving example an early timber-frame cottage on the verge of being a villa, built from locally sourced materials. While the simple design and scale of the building identify it as a cottage, Its hipped roof, projecting gable, bullnose verandah, and associated decorative elements are villa-type features. Therefore, while the dwelling does not have any strongly distinguishing attributes, it is representative of a significance period of development in the city of Hamilton.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 50 Nixon Street is of high significance as a surviving example of an intact 19th century cottage burgeoning on a villa. 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>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 50 Nixon Street is a well-preserved example of a 19th century building that appears to retain the significant features from the time of its construction. Some modifications have been made to the dwelling over time, reflecting the changing needs of the occupants; but these have not heavily compromised the overall integrity of the building.</p>

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling, on the eastern side of Nixon Street, is situated amongst other residential properties, some of which are of a similar age. The town acre on which the house was built has been subdivided twice, and the property is now considerably smaller, which has compromised the significance of the setting.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 50 Nixon Street is visible from the street, but is not particularly striking or dominant in its appearance. It may be recognised by the local community, but beyond this it has no particular landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 50 Nixon Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 50 Nixon Street located within the Hamilton East Residential Character area, and therefore has moderate group value. Several of the surrounding properties feature villas, transitional houses, and bungalows of similar scale and construction.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 50 Nixon Street has some technological significance for its craftsmanship and sturdy design, which has ensured the building has remained standing for approximately more than a century.</p>

technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 50 Nixon Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in the late 1800s, the dwelling makes an important contribution to the continuity and sense of place of the area, as an urban site. It may have significance to past occupants and their descendants. Any specific significance to the local community is unknown.</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: 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:	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.

It is recommended that 50 Nixon 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 SA 7/276 (1874)
CT SA 1099/215 (1954)
DP 33335 (1946)
DPS 59008 (2001)

Hamilton City Council Heritage Inventory Assessment Form Draft

53 Claude Street

Five Cross Roads, Hamilton



Figure 1: Art Deco dwelling at 53 Claude Street, 2021.

1. Historical Summary

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

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

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

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton

West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

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

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

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

The area known as Claudelands was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.² The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude arrived in the Waikato from South America in the 1860’s and purchased 400 hectares of what was mostly swampy land from East, which forms what is now the Claudelands suburb.³ Claude subdivided most of the land in 1878. Claude eventually left Hamilton in 1878 and sold the majority of his land, a large section of which was purchased by the “Claudelands Syndicate”, consisting of Hamilton residents, which rented and eventually purchased what is now the Claudelands Park area.⁴ The syndicate cleared the native forest and laid out a racecourse. There is, however, 12 acres of the original kahikatea forest, now named Claudelands Bush, which is adjacent to the Claudelands Show Grounds and was gifted to the city council in 1928.⁵ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁶ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁷ On October 27, 1892, the first A&P show was held at the grounds.⁸ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and a Rail Station was built in the area in 1914.⁹

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

² Miropiko Reserve Management Plan, HCC (2001)

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

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

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

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

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

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

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

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.

John Davies purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's. He named his farm Fairfield. Little information is available on the development of the suburb, but it appears to have been an area which grew at a slower rate than 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 2: A&P show at the Claudelands Showgrounds, 1912.
Source: HCC Archives



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

The property at 53 Claude Street was originally encompassed within Allotment 214 of the Parish of Kirikiriroa, which was granted to Francis Richard Claude in 1884. Claude leased land to farmer, George Edmonds in 1885 (No. 813), who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included 347 acres of land, containing two roads and multiple Allotments (178, 179, 181, 201 and 211 - 214).

In 1903, Sections 178, 179, Pt. 181, and 210 - 213 and Pt. 214 were surveyed for Russell and Campbell, and were subdivided (DP 3014) (Figure 4). Lots were sold in a series of transfers throughout 1904. During this period, Lots 23-24 & 30-36 of the new subdivision were transferred to Augustus Frederick Chamberlin who proceeded to mortgage the land. Chamberlin transferred several parcels of the land in 1906, and re-mortgaged Lots 34-36 in 1907 (SA142/14). The lots were transferred together multiple times until they were purchased from William Hurrell by Advance Lands Ltd in 1924. Advance Lands Ltd subdivided a number of small sections along the southeast boundary of Lots 34 and 35 (on Boundary Road) and in the east corner of Lot 36 (on the corner of Boundary and Hukanui, now Peachgrove, Roads). While the sections on Lot 36 sold, the remaining sections were retained within Lots 34 and 35 when they were sold by Advance Lands Ltd to five local businessmen in 1929. The five men held the property as tenants in common in equal shares, and subsequent transmissions and transfers of their shares followed; and the remaining shareholders had the land surveyed for subdivision in 1938 (DP 27856, Figure 5). The subdivision included the extension of Claude Street through to Hukanui (now Peachgrove) Road. The property at 53 Claude Street is Lot 15 of this subdivision.

In 1940 Lot 15 was transferred to George William Hope-Johnstone, a Mechanical, Refrigeration & Precision Engineer. Hope-Johnstone mortgaged the in 1942 and transferred it to Ernest Rickard in 1943 (SA727/90). The property was transmitted and transferred multiple times after 1943 but there were no further mortgages taken out during the 20th century.



Figure 4: Survey plan DP 3014 showing the subdivision of Claudelands, 1903.
Source: LINZ

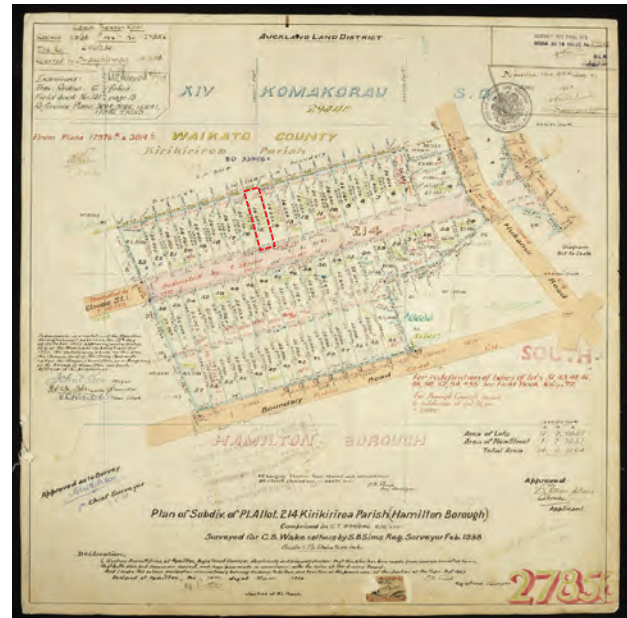


Figure 5: Survey plan DP 27856 showing the subdivision of the northeast end of Claude Street, 1938.
Source: LINZ

The dwelling at 53 Claude Street is built in the Art Deco style, typical of the 1930s and 1940s. Evaluating the property subdivisions and transfers alongside the building, it is considered likely that the dwelling was constructed in 1942 whilst in the possession of George William Hope-Johnstone, funded by a mortgage he took out after purchasing the newly subdivided property two years' earlier.



Figure 6: 53 Claude Street, 2021.



Figure 7: Aerial showing 53 Claude Street on a prominent corner site.
Source: HCC GIS Maps

The section has not been subdivided since 1938. However, a self-contained flat and double garage have been added to the property behind the dwelling in the late 20th century. Records held by Hamilton City Council indicate that a laundry was added on the west corner of the house in the 1990s; and the flat has been repositioned further to the northwest to create space between it and the dwelling.

2. Physical Description

2.1 Setting - Site Description

The original 1940's house is located on the street front of Claude Street, which intersects Heaphy Terrace and Peachgrove Road, prominent streets in the Five Cross Roads area. The street is lined on the northwest side with trees, and properties are predominantly single-storey detached residential houses on narrow, long sections. The site has not been subdivided since 1938, prior to construction of the dwelling.

2.2 Property Details

Legal Description: Lot 15 DP 27856

Parcel ID: 4278152

Current Certificate of Title ref: SA727/90

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 53 Claude Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The 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.

53 Claude Street is single storied and is a regional, and vernacular, take on the Art Deco style, constructed in timber with facades of Huntly brick. The building has a fairly simplistic form, with clean right-angled wall junctions and detailing, raised parapets and a flat roof in the Art Deco style. The parapet walls step down in a zigurat motif on the western and eastern elevations. The façades are mainly of plain yellow Huntly brick (stretcher bond) with red bricks used to create simple yet elegant linear relief above the windows on the street elevation. The red brick detailing also serves to incorporate ventilator bricks allowing the wall cavity to breathe. The window sills are also in red brick, and the heavy lintels above the windows are painted red to match. Features that serve to further emphasise the horizontality of the design include the timber casement and bi-folding windows with closely-spaced horizontal glazing bars; and the cantilevered (so as to not

disrupt the legibility of the facades) curved canopy that extends from the entrance over the southwest window.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 53 Claude Street has some associations with locally known individuals in the 19th and early 20th centuries. However, none of these individuals are known to have historical significance in wider Hamilton, the Waikato District, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 53 Claude Street has moderate significance with regard to historical patterns in the region. The property sits on the borders of the Fairfield and Claudelands areas, in a subdivision that was not substantially developed until the early 1940s – the time at which the house was built. The property is an example of domestic architectural development, being one of a group of Huntly brick Art Deco styled houses, with good integrity and which are dispersed across Hamilton. The property</p>

	demonstrates the social effects of the time through the architectural styles adopted by a private home owner.
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b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 53 Claude Street is of high significance as one of a group of unusual private properties, with a vernacular take on the Art Deco style, constructed with Huntly brick. While the use of Huntly brick on the region is widespread, the combination of this material with the Art deco style 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>Level of Significance: Unknown</p>
	<p>Explanation: 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>Level of Significance: High</p>
	<p>Explanation: 53 Claude Street is an unusual example of a vernacular take on the Art Deco style, constructed with Huntly brick, giving it high rarity 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>Level of Significance: Moderate</p>
	<p>Explanation: 53 Claude Street is a well-preserved example of Art Deco Huntly brick architecture in Hamilton and is still mostly intact in its original form. Later extensions to the rear of the dwelling are subordinate to the original dwelling and cannot be seen from the street. This dwelling retains the original essence of the art deco design and extension minimally lowers the overall integrity of the site.</p>

c. Context or Group Qualities	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 53 Claude Street has some significance for its setting. The lot has retained its 1938 boundaries, which preceded construction of the house, thereby providing some continuity of physical setting. However, this is partially distorted by the garage and self-contained flat to</p>

	the rear (northwest) of the dwelling, which have separated the house from the rear yard.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: 53 Claude Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older dwelling.</p>
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p>Level of Significance: Low</p> <p>Explanation: 53 Claude 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 however retains its original setting providing some value.</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>Level of Significance: Low</p> <p>Explanation: 53 Claude Street has some group value as one of a number of Huntly brick Art Deco styled houses, with good integrity and which are dispersed across Hamilton. As a single storey detached house on a reasonably large section, the property shares a similarity of scale and setting with other properties in Claude Street which extends its significance.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: 53 Claude Street has low technological significance for its use of polychrome Huntly brick. The Art Deco styling in brick used particular construction techniques unlike other domestic architectural examples. The material also has some potential to contribute information about the development of the brickworks industry in the Waikato region during the 20th century.</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 53 Claude Street is thought to have been constructed c. 1942, 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: 53 Claude 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, 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: None

Explanation: The dwelling at 53 Claude Street is likely to have some significance to the people who have used it, or the descendants of such people. Beyond this, the dwelling has no known cultural value.

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

Level of Significance: Low

Explanation: The place has some potential to contribute to information about the history and phase of use of polychrome Huntly brick in the Waikato region.

<p><i>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>	
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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: | 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 53 Claude Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

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

4.2 Historic Titles, Deeds and Survey References

CT SA727/90 (1940)

CT SA696/230 (1938)

CT SA488/296 (1929)

CT SA409/71 (1925)

CT SA124/14 (1907)

CT SSA121/298 (1904)

CT SA71/90 (1894)

CT SA34/250 (1884)

DP 27856 (1938)

DP 17976 (1924)

DP 3014 (1903)

Hamilton City Council Heritage Inventory Assessment Form Draft

53 Firth Street

Hamilton East, Hamilton



Figure 1: Bungalow at 53 Firth 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 and Figure 3).



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

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property at 53 Firth Street was predominantly encompassed within Allotment 298 Hamilton East, a one-acre block that was granted to James Molloy in 1867, and then conveyed to Primrose in 1869. Primrose took out a mortgage in 1874, but conveyed the property to Allwood in 1875 (DI 1F. 907). The next recorded mortgage on Allotment 298 was taken out by Hunt in 1885 after he purchased the section from Allwood. After a series of further conveyances and mortgages, Allotment 298 was purchased by John Fry, a member of the well-known firm Fry Brothers Flaxmillers, in 1907. Fry died of pneumonia within months of the conveyance (aged 56)⁹ and the associated probate is recorded in DI 1F.907. At the time of his death, Fry resided in Heaphy Terrace, which suggests that there was no dwelling on Allotment 298 at this time.¹⁰

Allotments 298 and 299 were subdivided in 1908. Fry is named as the conveying party (DI 1F.907) and it is assumed that this refers to a relative of John Fry, or to his estate. It is not clear who decided on subdividing the land.

The section which would come to encompass 53 Firth Street was an L-shaped piece of land that spanned both Allotments 298 and 299, and later came to incorporate a small piece of Allotment 300 (Deeds Plan C85, Figure 4). DI 2F.317 records that this property was transferred to Harsant in 1910, who in turn conveyed the property to Low in 1911. Primrose then came into ownership of the section in 1912, before conveying it to Smyth in 1913.

A further conveyance from Gardener to Smyth of a smaller section of land occurred a decade later in 1924. A 1925 survey plan (DP 21009) identifies Smyth as the owner and occupier of the

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

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

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

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

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

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

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

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

⁹ *Waikato Independent*, Volume VI, Issue 419, 7 September 1907, Page 5

¹⁰ *Waikato Argus*, Volume XXIII, Issue 3653, 9 December 1907, Page 3

property (Figure 5). A new Certificate of Title was created under the Land Transfer Act (SA537/83) in 1931 which names John Johnston Smyth and Agnes Mary Smyth as the owners. In 1934, an article in the *Waikato Times* advertised the death of Smyth's wife, Agnes, and stated that the couple lived in Grosvenor Street, Cambridge, but were 'late of Firth Street, Hamilton East' (Figure 6).

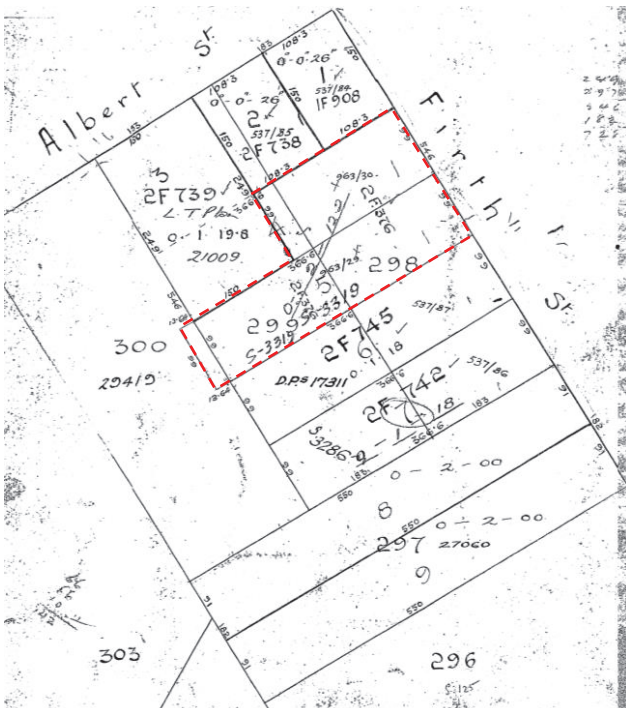


Figure 4: Snip of Deeds Plan C85 showing subdivision of Allotments 297, 298, 299 and Pt. 300, dated 1908, showing the land sold to John Smyth.
Source: LINZ

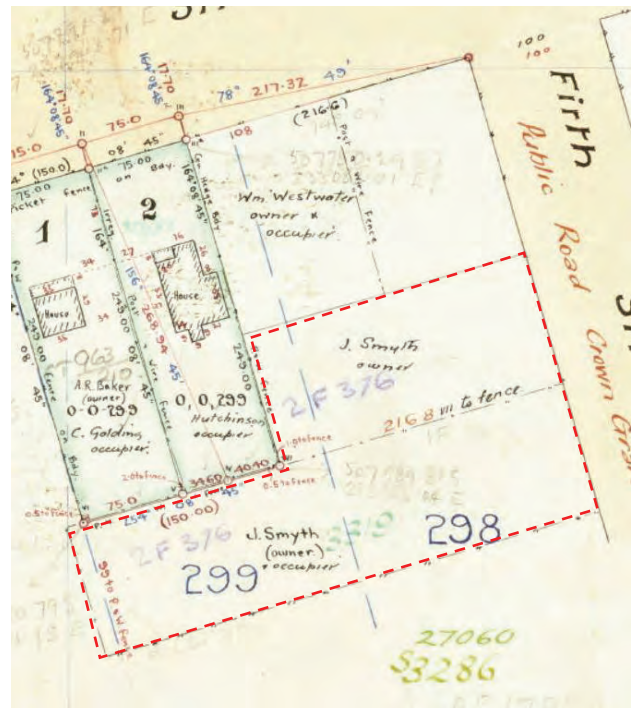


Figure 5: Snip of DP 21009 showing Pt. Allotments 297, 298, 299 and 300, dated 1925, naming J. Smyth as owner and occupier.
Source: LINZ

DEATH.

SMYTH.—On April 3, 1934, at a private hospital, Hamilton, Agnes Mary, the beloved and faithful partner of John Johnston Smyth, of Grosvenor Street, Cambridge, and late of Firth Street, Hamilton East; aged 72 years. Youngest daughter of the late Robert and Hanna Cowley, of Pakuranga, and mother to Ella, Elleen and Jack Smyth. Oh not good-bye, but good night, good night;
We all shall meet in the morning light. The funeral will leave Burrow's private Chapel on Thursday, April 5th., at 2 p.m., for the Hamilton East Cemetery. Friends please accept this intimation.—Walter Burrow, Funeral Director. 49

Figure 6: Obituary of Smyth's wife, which places the couple in Cambridge, 1934.
Source: *Waikato Times*, 1934



Figure 7: Aerial showing 53 Firth Street on a prominent corner site.
Source: HCC GIS Maps

John Smyth held the property until his death in 1949 (SA537/83). The property was subdivided into two in 1950, when new Certificates of Title were issued. The present boundaries of 53 Firth Street have not been redefined since this time. A number of other conveyances followed in the late 20th century, but none are of historic importance.

It is difficult to estimate the exact construction date of the dwelling at 53 Firth Street; however, comparing the Deeds Index, Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1913 when Smyth took ownership of the property, and 1934 when Smyth was advertised as living in Cambridge.

It is noted that the properties that are now 49, 51 and 53 Firth Street were part of one property that was in the ownership of Smyth for the same period of time, and the extant dwellings share a common style, indicating that they share a common construction date. In fact, the dwellings at 49 and 51 have almost identical frontages and similar roof forms, although the dwelling at 51 Firth Street was evidently larger, and has since been extended. The slight differences in detailing at 53 Firth Street may indicate it was built slightly earlier or slightly later than the other two. DP 21009 indicates that Smyth was the occupant of the property that is now 51 Firth Street, but this may not be exact. It is assumed that the other dwellings were tenanted and managed by the Smyths. This correlates with advertisements in Waikato newspapers during the 1930s, and articles relating to a tenancy dispute between John Johnston Smyth and a tenant over a property in Firth Street in 1939.¹¹

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Firth Street in Hamilton East. A large garage has been constructed on the property and aerial photographs show that extensions have been made to the rear of the house. Large trees to the street edge somewhat obscure the building from street view. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages), commercial and religious properties (on the Grey Street side of the block).

2.2 Property Details

Legal Description: Part Allot 298 TN OF Hamilton East

Parcel ID: 4256738

Current Certificate of Title ref: SA963/30

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 53 Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

¹¹ *New Zealand Herald*, 9 May 1939

2.4 Description of Building or Structures

The dwelling at 53 Firth Street is a good example of a bungalow. The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

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

53 Firth Street was originally a single-storey bungalow which has extended into the loft space. The hipped-gable roof form has allowed this without the need for new dormer windows. The building has a number of features typical of the bungalow style; but, unusually for a bungalow, it has a fairly symmetrical frontage, with a central entrance porch, and corner windows to each side. The porch features a solid weatherboarded balustrade, with boxed weatherboarded columns supporting a projecting gable roof finished in rounded shingles. There are exposed beam-ends below the plain bargeboards, and small brackets below the shingles. The windows are casements, with coloured glass multi-paned toplights; and the corners are articulated with shingled awnings featuring exposed rafter-ends. Exposed rafter-ends are also a feature of the main building eaves. The weatherboard cladding is rusticated, also unusual for a bungalow, with vertical baseboards that flare slightly outwards.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 53 Firth Street has associations with locally known individuals in the 19th and early 20th centuries, including the Smyth family. The dwelling is not known to have been associated with any other notable individuals or organisations of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: High</p> <p>Explanation: 53 Firth Street has high 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.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p> <p>Explanation: 53 Firth Street is of high significance as a surviving, well executed, and relatively unique example of the type of a residential bungalow in Hamilton. Its single-storey form with strong bungalow styling demonstrates a typical pattern in residential housing provision and construction of the time.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p> <p>Explanation: The architect and builder are unknown. Given that there were three dwellings built on one property owned by Smyth, and noting the similarities between these buildings, it is possible that Smyth</p>

<i>place enlarges understanding of their work.</i>	<i>designed them, or commissioned their design. However, there is no documentary evidence to confirm this.</i>
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional or national level, or in relation to particular historic themes.</i>	Level of Significance: High
	Explanation: <i>53 Firth Street is of high significance as a surviving example of an intact early 1900's bungalow. 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.</i>
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Moderate
	Explanation: <i>53 Firth Street is a well-preserved example of early 20th century architecture in Hamilton and is still somewhat authentic to its original form with what can be assumed to be its original decorative elements. The rooftop addition has a negative impact on the authenticity of the building, as does the garage construction to the street facing elevation, although separate from the main building.</i>

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: <i>53 Firth Street is located on the western side of Firth Street and is visible from the street, though is somewhat obscured by vegetation.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Low
	Explanation: <i>53 Firth Street is visible from the road, and may have some significance as a local landmark which is likely recognised by the local community.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>53 Firth Street contributes to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</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</i>	Level of Significance: Moderate
	Explanation: <i>53 Firth Street is located within the Hamilton East Residential Character area. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb.</i>

the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Moderate
	Explanation: 53 Firth Street has moderate technological significance for high levels of craftsmanship and detailing. Very few remaining buildings of this typology retain their original, or in some cases restored, decorative features.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the building at 53 Firth Street is thought to have been constructed in the early 20 th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 53 Firth Street is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic</i>	Level of Significance: Low
	Explanation: Built in the early 20 th century, the dwelling makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 100 years. It is likely that the place has significance to previous

<i>place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<i>and; but has no known commemorative or symbolic significance to the community.</i>
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</i>

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:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Moderate

3.3 Scheduling Details

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

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

It is recommended that 53 Firth 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

DI 1F.907
DI 2F.376
CT SA537/83 (1931)
DP 21009 (1925)

Hamilton City Council Heritage Inventory Assessment Form Draft

54A Firth Street

Hamilton East, Hamilton



Figure 1: Villa at 54A Firth 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 and Figure 3).



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



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

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

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property of 54A Firth Street was originally encompassed within Allotment 262 Hamilton East, a one-acre block conveyed to Frederick Tyler in 1867 (DI 1F.757), and then conveyed to Burrows in 1876, who in turn conveyed the land to Keep in 1877. Keep then conveyed part of Allotment 262 to Young in 1912, which resulted in the section being halved (DI 2F.837). Young took out a mortgage against this property later in 1912, which was followed by an increase on that mortgage in 1920. In 1925, the other half of Allotment 262 was sold to Young, but the two part allotments remained on separate titles.

In 1931, Certificates of Title for the two part allotments (SA535/264 and 265) were created under the Land Transfer Act. The new Certificate of Title for the part that would come to encompass 54A Firth Street lists the owners as being Henry George Young, plumber; William Bennett Young, builder; and Florence Adelaide Alexandra Young, spinster. It is not clear which, if any, of these three Young's is the Young to whom the property was conveyed in 1912. The property stayed in their joint ownership until 1968, at which point it was surveyed for subdivision (DPS 15338, Figure 4). Lot 1, being the lot that retained a street boundary, included what is now 54A Firth Street.

In 1976, a new Certificate of Title (SA20C/501) for Lot 1 of this subdivision was issued, naming Holger Denis Randrup as the owner. In 1987, Lot 1 was surveyed to enable a separate dwelling to be constructed at the rear of the house (DPS 44678) and separate Certificates of Title were issued for Part A and Part B of Lot 1 in 1988 (SA40D/245). This is when the extant boundaries of what is now 54A Firth Street were defined.

It is difficult to estimate the exact construction date of the dwelling at 54A Firth Street. However, comparing the Deeds Index, Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed after Young acquired Part Allotment 262 in

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

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

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

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

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

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

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

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

1912, funded by the mortgage taken out a few months later. It is also possible that the dwelling was constructed by Keep between 1877 and 1912, prior to selling the property to Young, but there is no mortgage or other evidence to support this; and the siting of the dwelling indicates that it was likely to have been built after Allotment 262 was split in 1912.

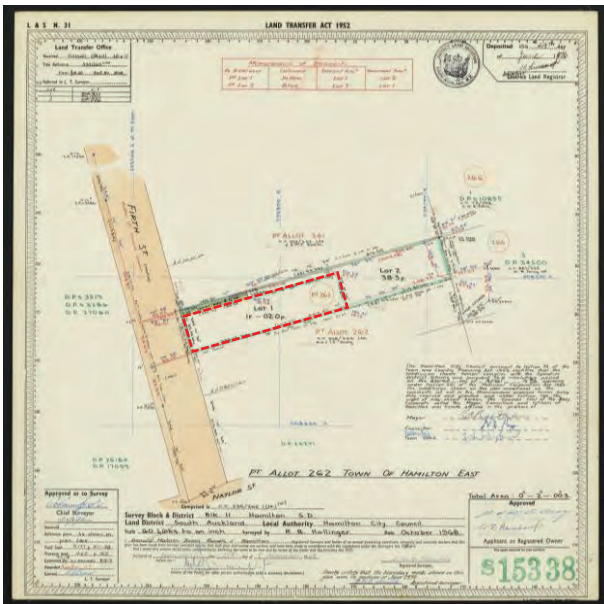


Figure 4: 1976 plan showing lot 1 (54A Firth Street) as a subdivision of Part Allotment 262 (DPS 15338)
Source: LINZ



Figure 5: Aerial showing 54A Firth Street on the southwestern corner of Albert and Nixon Streets, 2021.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The dwelling at 54A Firth Street is located on the eastern side of Firth Street in Hamilton East. Subdivided sections behind (east) of the property are accessed by a shared driveway on the northern side of the property. A picket fence, hedging and a large tree at street edge somewhat obscure the building from street view. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Lot 1 DPS 15338

Parcel ID: 4499938

Current Certificate of Title ref: SA40D/245, SA46A/517

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 54A Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 54A Firth 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 54A Firth Street is a single bay villa estimated to have been constructed c.1912. The building has original rusticated weatherboard cladding and a corrugated steel roof. The

faceted bay window is balanced by the bullnose verandah which wraps around the front and side of the dwelling, connecting to a small lean-to with a side entrance. The decorative fretwork, bay window brackets, and eaves brackets appear to be original features, as do the simple barge boards. There is evidence that a finial has been removed from the gable-end. Original timber-framed window and door joinery is also evident. There is a square bay window on the south side of the building below a separate, shallow roof and brackets of a different design, suggesting it may be a later addition. Aerial photographs show a possible later extension to the rear of the dwelling, but there is no documentation that confirms 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	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: 54A Firth Street has associations with locally known individuals in the 19 th and early 20 th centuries. However, none of these individuals are known to have historical significance in wider Hamilton, the Waikato District, or New Zealand.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes,</i>	Level of Significance: High
	Explanation: 54A Firth Street has high 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

social or economic trends and activities.	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.
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b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: High
	Explanation: 54A Firth Street is of high significance as a surviving example of the type of early residential timber villas that were commonly built in the early 1900's from locally grown timber in and around Hamilton. Its single bay form with its hipped roof and bullnose verandah, and associated decorative fretwork, demonstrates a typical pattern in residential housing provision and construction of the time.
<i>ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: The designer and builder of the dwelling are unknown.
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Moderate
	Explanation: 54A Firth Street is of moderate significance as a surviving example of an intact early 1900's single bay villa. 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.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: High
	Explanation: 54A Firth Street 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. Suspected later adaptations and alterations reflect changes made for subsequent occupants and retained the original essence of the building.

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 54A Firth Street is located on the eastern side of Firth Street in Hamilton East and is visible within the streetscape, giving its setting moderate significance. While subdivisions to the rear (east) have sequentially reduced the size of the property since the dwelling was constructed, these have not substantially impacted on the way that the setting of the building is observed from the street.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 54A Firth Street is visible from the road, and may have some significance as a local landmark which is likely recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 54A Firth Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 54A Firth Street located within the Hamilton East Residential Character area. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 54A Firth Street has moderate technological significance for high levels of craftsmanship and detailing. Very few remaining buildings of this typology retain their, presumed original or restored, decorative features.</p>

e. Archaeological Qualities	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 54A Firth Street is thought to have been constructed in c.1910's, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 54A Firth Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in c.1910's, the villa makes a significant contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. It is likely that the place has significance to previous and; but has no known commemorative or symbolic significance to the community.</p>

g. Scientific Qualities	
<p>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</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has some potential to contribute to information through documentary records associated</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>with the place as well as physical and archaeological investigations.</p>
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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:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Moderate

3.3 Scheduling Details

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

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

It is recommended that 54A Firth 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.757

DI 2F.837

CT SA535/265 (1931)

CT SA20C/501 (1976)

CT SA40D/245 (1988)

DPS 44678

DPS 15338

Hamilton City Council Heritage Inventory Assessment Form Draft

57 Memorial Drive

Parana Park, Claudelands, Hamilton



Figure 1: 57 Memorial Drive.

1. Historical Summary

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

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

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

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

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

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

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

Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

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

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

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

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

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

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

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

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

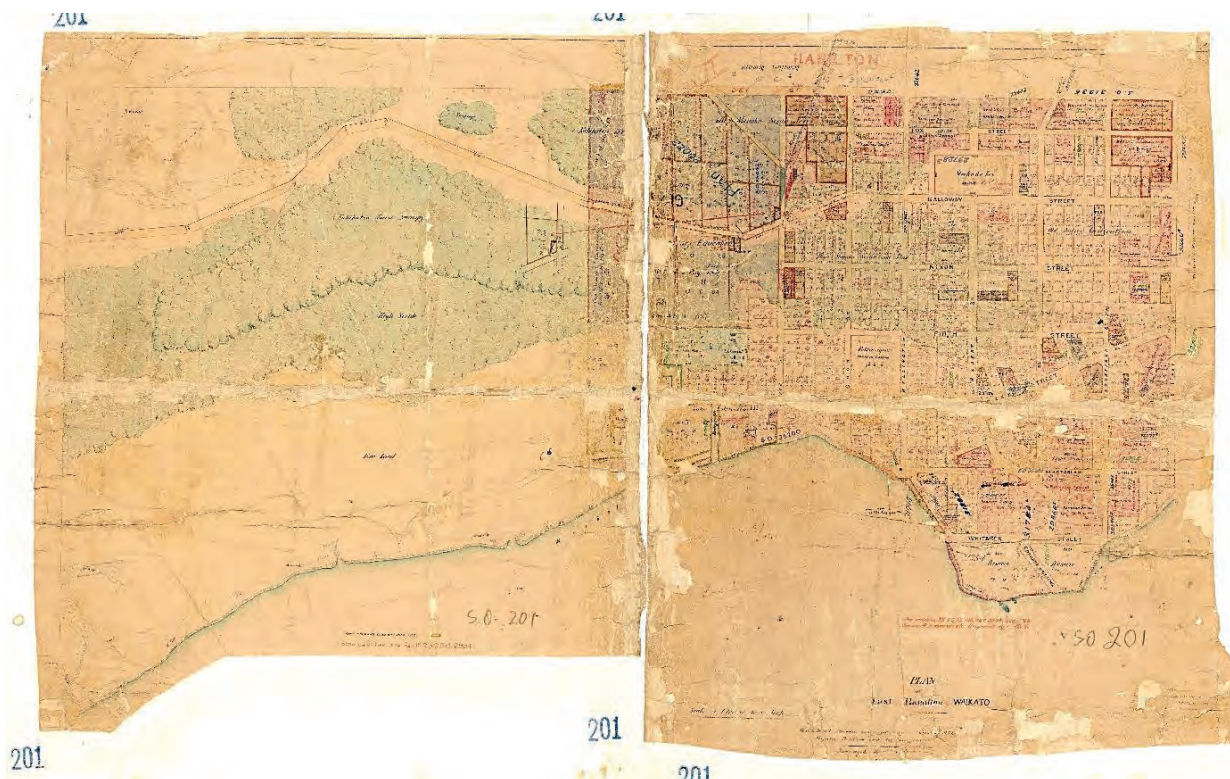


Figure 2: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

⁹ Miropiko Reserve Management Plan, HCC (2001)

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

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

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

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

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

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

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



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

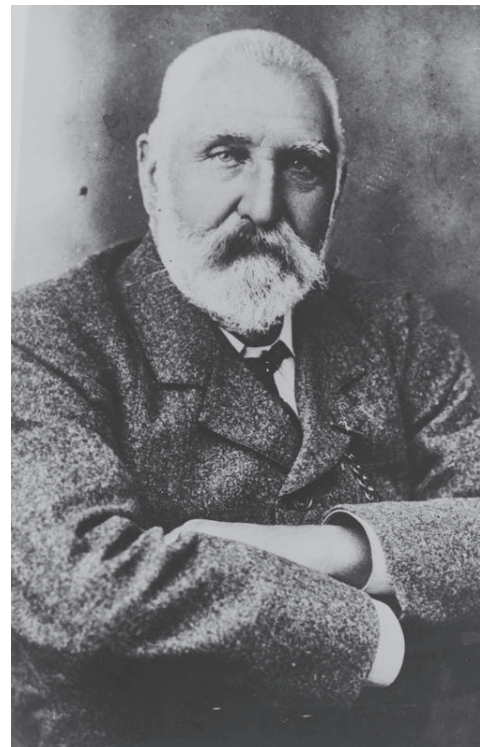


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

Memorial Drive doesn't appear on the 1879 map of Claudelands (Figure 3), but nor does it appear on the historic 1864 Hamilton East map, the suburb immediately to the south of Claudelands, either. The first we see of this road, originally called River Mill Road, is on a 1904 map of the Hamilton East suburb in the very top left hand corner of the map right on the edge of the territory (Figure 5).

The oldest record for the property is an 1887 Crown Grant where a large section of land between Heaphy Terrace and the Waikato River was awarded to the Mayor Councillors and Burgesses of the Borough of Hamilton (SA20/297). Unfortunately, the next certificate of title isn't created until 1988 and the pages of the Crown Grant are highly illegible. However, we do know that the building sits in Parana Park, on land donated by George Parr, which has a well-documented history:

Parana Park was gifted to the city by George Parr, who died on 26 February 1929. By his last will he gifted the house situated at 3 River Road to Hamilton City to be used for a children's convalescent home for patients from the Waikato Hospital. The land surrounding the house was to be used as a children's playground. In the 1950s it became apparent that the house was most unsuited for such a use and the 1958 Hamilton City (Parana Park) Empowering Act was

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

established to give the Hamilton City Council more effective administration and management of the Parana Park area.

The obituary of Mr George Parr describes him as an old and highly respected resident of Hamilton. He was the son of the late Mr John Parr, a former Mayor of Hamilton. George Parr was an active person and took an active interest in public life. He was president of the Hamilton Chamber of Commerce. He was a member of the Hamilton licensing branch, and the most telling thing was that he was a very strong Liberal supporter and had a great active interest in politics. He was somebody who was known to be very successful and community-orientated and not to have any enemies in the city. Unfortunately, Mr Parr never married and had no family that would have taken over the property in normal circumstances, so he gifted it to the city council.¹⁷

Little other information is available on the history of the site and it is now privately tenanted by the landowners - Hamilton City Council.

Considering the limited background information available, Certificates of Title, survey plans, and the extant building; it is likely that the dwelling at 57 Memorial Drive was constructed circa 1920 prior to 1929 when Parana Park and the property was gifted to the city by George Parr.



Figure 5: Map of Hamilton East, 1914, with River Mill Road (later to be renamed Memorial Drive) indicated.

Source: Waikato Library Archives



Figure 6: George Parr on a boat in Gibson's Creek, Hamilton, undated.

Source: Hamilton Library Archives, ID: HCL_04397

¹⁷ https://www.parliament.nz/en/pb/hansard-debates/rhr/document/49HansD_20100616_00000873/hamilton-city-council-parana-park-land-vesting-bill

Obituary

MR GEORGE PARR

An old resident of Hamilton, Mr George Parr, passed away on Tuesday in a private hospital at the age of 60 years. A native of Lancashire and a son of the late Mr John Parr, a former Mayor of Hamilton, Mr Parr came to New Zealand when a boy with his parents, who settled first at Cambridge. The family later came to Hamilton. In 1884 Mr George Parr and his brother Robert acquired a grocery business, which they conducted until about 10 years ago. Mr Parr in his earlier days took an active part in public affairs, and was for several years president of the Hamilton Chamber of Commerce. Mr Parr pinned his faith on the Waikato, and championed the proposal for a canal between the Waikato River and the Manukau Harbour at Waiuku. From the inception of the Waikato Shipping Company, Mr Parr was a substantial investor, and until its reorganisation held a seat on the directorate. He also supported the unsuccessful movement to link Raglan and Kawhia with the Main Trunk line at Frankton. For some years Mr Parr represented Hamilton on the Auckland Harbour Board, and at the time of his death was a member of that body. He was also a member of the Hamilton Licensing Bench. A staunch Liberal, Mr Parr was an ardent worker in the early election campaigns of Hamilton. He was not married.—*Exchange.*

Figure 7: Obituary for George Parr, 1929.
Source: Papers Past

BEQUESTS TO HAMILTON VALUABLE PROPERTY GIFT.

CHILDREN'S CONVALESCENT HOME

WILL OF LATE MR G. PARR.

Under the will of the late Mr George Parr, whose death occurred last Monday, and who for many years was a highly-respected and public-spirited citizen of Hamilton, the Public Trustee, the executor named in the will, is directed to make amongst others, the following bequests:—

One oil painting, depicting Hamilton in 1870, and two pictures illustrating Port Waikato, to the Hamilton Public Library.

His freehold property in River Road, comprising three acres, to the Borough of Hamilton, to utilise the dwelling thereon and the pictures therein and such of the land as is deemed necessary, for the purpose of a children's convalescent home, for the patients of the Waikato Hospital; and to utilise the remainder of the land for a children's playground, to be known as Parana Park.

The property is situated on the eastern banks of the Waikato River, contiguous to the Soldiers' Memorial Park, and contains a well-built house of seven rooms. The Government valuation of the property is £3000.

Figure 8: Article outlining the gift of land and residence from George Parr, 1929.
Source: Papers Past



Figure 9: Aerial of Parana Park, 1943, showing the subject building.
Source: Retrolens



Figure 10: Plaque to the Parana Park bridge dedicated to George Parr.



Figure 11: Parana Park bridge dedicated to George Parr.



Figure 12: Side elevation of the building.



Figure 13: Garage built to the rear of the main dwelling.



Figure 14: Garage built to the rear of the main dwelling.



Figure 15: Aerial showing 57 Memorial Drive.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located in Parana Park, off Memorial Drive which sits on the edge of the Hamilton East and Claudelands suburbs. The dwelling is not visible from the park due to a high fence and hedge protecting it from view. Unfortunately, the property was not able to be accessed when the author undertook a site visit.

2.2 Property Details

Legal Description: Allot 417 TN OF Hamilton East

Parcel ID: 4345009

Current CT: 263542

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 57 Memorial Drive 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 what is visible of the dwelling at 57 Memorial Drive, it appears to belong to the bungalow typology. The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from the U.K. and Australia from as early as 1910.

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



Figure 16: 'Typical' bungalows.
Source: Various

57 Memorial Drive is smaller type single storey building with subtle bungalow styling, estimated to have been constructed circa 1929-30. The dwelling has some typical bungalow elements, such as the low-slung gabled roof, exposed rafters at eaves, and window canopies. There are two rendered chimneys to the front and rear of the property.

The stucco clad building has a symmetrical form with a gable roof clad in corrugated metal and a recessed porch to the left side of the front (east) of the building. Typical bungalow features can be seen in the square columns of the porch. Within the porch is a multi-light arched window. The front elevation has a rectangular projecting bay window to the right hand side which has a triple unit with bottom casement and top lights above. The south elevation has a timber framed and bracketed porch with corrugated metal roof canopy and two four light casement windows with large bottom casements and small top-lights above. The north elevation has two four light casement windows matching those of the south elevation to either side of the porched door. There is a single pitch low level extension to the south west of the main house.

There is a separate timber framed garage/outbuilding to the south west. This building has a low pitched gable roof, exposed rafters at eaves, corrugated metal roof cladding, horizontal timber weatherboards to the gables, gable roof vents (typical of a bungalow) and board and batten vertical cladding, typical of the late 1920s and early 1930s. The southwest elevation has large multi-light windows and vertical board timber doors. To the south of the outbuilding is another timber framed and weatherboard shed with low pitched roof, clad with corrugated metal with plain timber windows.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The site and property of 57 Memorial Drive is associated with George Parr, a well-known personality locally in Hamilton at the time. He donated the land for Parana Park and the residence now known as 57 Memorial Drive as a children's convalescent home to the city of Hamilton upon his death. It is possible that the dwelling was occupied by George Parr prior to 1929 however this cannot be proven with the evidence available.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 57 Memorial Drive has moderate significance with regard to historical patterns in the region. The setting and dwelling were donated to the City by a wealthy local individual with no family to inherit his land, and turned into a park for the local community, which still exists today. The property also demonstrates the social effects of the time through the architectural styles adopted by a private homeowner/developer.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 57 Memorial Drive is of moderate significance for its architectural design as a stucco clad circa 1920s Bungalow. Entire use of stucco was not the most common treatment for bungalow design at the time of construction. The dwelling is distinctive for its simplicity and functionality.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder are unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 57 Memorial Drive is of moderate rarity value locally as an unusual example of an entirely stucco clad</p>

<i>national level, or in relation to particular historic themes.</i>	<i>private residence which was donated as part of a new public park.</i>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: <i>Unknown</i>
	Explanation: <i>The integrity of the place is unable to be confirmed due to the lack of historic drawings and images, and the inability to access the property. It is also possible the dwelling may not have always been entirely stucco clad when first built and may have been subject to alteration</i>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>57 Memorial Drive has moderate local value for its setting, which is a public park created in 1929 when the original landowner passed away and gifted the land to the city.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>57 Memorial Drive has moderate landmark significance locally as the only dwelling within this public reserve. The building is recognisable to the local community as part of the park.</i>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>57 Memorial Drive contributes to the continuity and established character of the area of the public park. The house is now approaching 100 years old having been in situ in what became the public park.</i>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>57 Memorial Drive has some group value locally as one of the key structures within Parana Park which defines the overall visual appearance of the public space. The dwelling and gardens together have coherence because they were already established together at the time when the land was made public.</i>

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

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 57 Memorial Drive is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has local cultural value as it forms part of the historic identity of the park and the sense of place for the community. Along with the other structures within the park, the dwelling adds to a shared sense of local identity.</p>

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 the potential to contribute to information about the development of architectural building practices, including the use of stucco in domestic dwellings, in the 1920s 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:	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 57 Memorial Drive 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)

4.3 Historic Titles, Deeds and Survey References

CT SA20/297 (1887)
CT SA41A/598 (1988)

Hamilton City Council Heritage Inventory Assessment Form Draft

Harris House (1980)

58A Lake Crescent, Hamilton Lake, Hamilton



Figure 1: The building at 58A Lake Crescent, designed by Roger Walker.

1. Historical Summary

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

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

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

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

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

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

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

Hamilton Lake, also known as Lake Rotoroa, was formed about 20,000 years ago, along with more than 30 small lakes in the Hamilton Basin.³ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities (Figure 5). A number of high-profile houses were constructed in the area in the late 19th and early 20th century, such as Lake House, and Windermere (Jolly House).

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

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

³ <https://www.stuff.co.nz/waikato-times/news/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

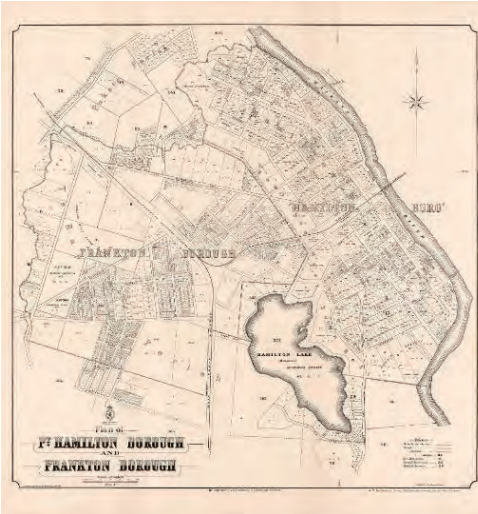


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

Unfortunately, early historic Certificates of Title for 58A Lake Crescent are largely illegible, but the first legible document is a 1920 Certificates of Title which shows Henry Herbert Howden, jeweller, as the owner of a large section of land on the south edge of Hamilton Lake (SA170/231). By 1935, Howden has subdivided his estate but kept Lot 6, which would come to encompass 58A Lake Crescent (SA663/215).

In 1946, Lot 6 was conveyed to Leslie Douglas Howden via transmission after Henry's death. Leslie Howden commissioned a formal survey plan in the same year to create additional lots within the property. The subsequent Certificate of Title indicates that Leslie Howden and the Guardian Trust and Executors Company of New Zealand as the joint owners of Lot 3 of the new subdivision (Figure).

A number of other conveyances of the property were recorded in the mid-20th century, until eventually the property was purchased by Norman Kendal Frederick Harris, dental surgeon, and his wife Christine Mary Harris (SA24B/1268). A survey plan had been drawn up two years prior which subdivided Lot 3 into three new properties – a large section fronting onto Lake Crescent (Lot 1), another rear section accessed by a long driveway adjacent to Lot 1 (Lot 2), and a small section dedicated to the Esplanade Reserve backing onto the edge of Hamilton Lake (Lot 3). The Harris family commissioned well-known architect Roger Walker to design a new residence for them on Lot 2 in 1980. The building would go on to win an Enduring Architecture Award in the 2013 Bay of Plenty and Waikato Architecture Awards.⁴

Roger Walker is one of New Zealand's most prominent architects. His buildings were playful and idiosyncratic assemblages of turrets and towers, cylinders and cubes, portholes, and pyramids. Roger's houses presented a bewildering array of faces to the world and roofs to the sky. This was a wildly inventive architecture by a determinedly free spirit, and it launched a career that has always been characterised by adventurous endeavour and sustained by resilient optimism.

Originally from Hamilton, he graduated from Auckland University with a B.Arch (hons) in 1967, along the way gaining valuable work experience with some of New Zealand's best known architects including Sir Miles Warren and Sir Michael Fowler. He joined Wellington firm Calder, Fowler and Styles in 1967 and (aside from a short trip back to Auckland) has left a distinctive mark on the Wellington and New Zealand landscape.

As his career progressed, Roger continued to design individual homes, but increasingly he turned his attention to medium density housing. He has always been a skilful space planner, a quality recognised by many developers who have commissioned him over the course of several decades. He set up his own architectural practice in 1971, now known as Walker Architecture & Design Ltd. Although his base was in Wellington, Roger's reputation quickly became national. Amongst his best-known works were projects such as Whakatane Airport (1971), Britten House (1973), and Park Mews (1973). Numerous houses on Wellington's vertiginous hills profoundly influenced perceptions of the New Zealand suburban house and prompted much imitation.

He was made an Associate of the New Zealand Institute of Architects in 1973 and a Fellow in 1987. He received an ONZM for services to architecture in the 1999 Queens Birthday Honours. He also received the 2016 New Zealand Institute of Architects Gold Medal, the highest individual honour an architect can achieve in New Zealand, for an outstanding contribution to the practice of architecture demonstrated through a consistently high-quality body of work over a period of time.

⁴ <https://architecturenow.co.nz/articles/nzia-waikatobop-region-awards-announced/>

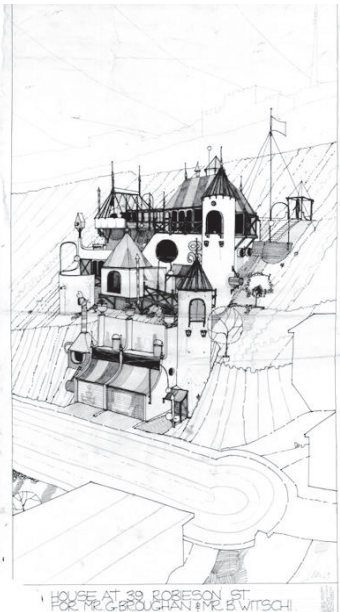


Figure 6: A sketch of a hillside home (left) and Park Mews (right), both by Roger Walker.
Source: NZIA

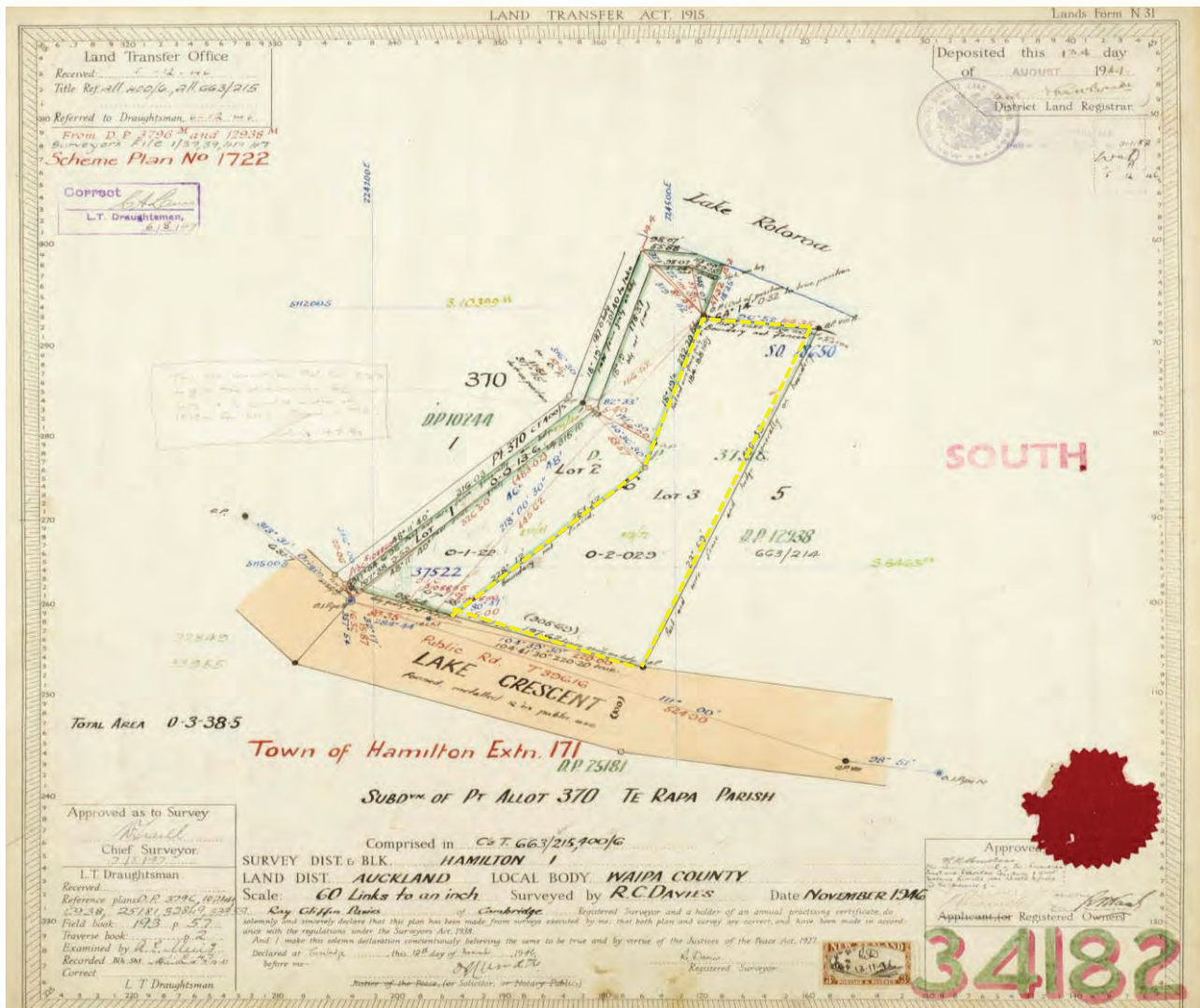


Figure 7: 1946 survey plan, Lot 3, which would eventually come to encompass 58A Lake Crescent, is indicated.
Source: LINZ, DP 34182

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the northern side of Lake Crescent, at the very edge of Hamilton Lake. The surrounding area is entirely residential. A coastal walkway runs along the northern edge of the property which makes it highly visible from this viewpoint (Figure 8), but less so from Lake Crescent due to a long driveway.

2.2 Property Details

Legal Description: Lot 2 DPS 24664

Parcel ID: 4482525

Current Certificate of Title ref: SA24B/1268

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 58A Lake Crescent 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 58A Lake Crescent is designed in Roger Walker's typical playful style, with a collection of geometric and gothic forms. The building looks out across Hamilton Lake.

The two-storeyed building is made up of two main rectangular wings with steeply pitched gabled roofs and in this case a touch of gothic carpenter style with decorated moulded gables and large finials, similar to late 19th and early 20th century cottages/villas. The main wings are staggered from one another and have a central joining section.

The external elevations are clad in weatherboards. There is a glazed turret to the south between the off-set wings. There are canopies installed to the north of the western most wing. The northern most wing has a balcony at first floor to the gable end. There is another connected wing to the south west with a pergola.

The building has a range of different window types including; through eaves dormers, arched French doors, fixed rectangular units, skylights, quadripartite square units, ranch sliders, and portholes.

There is a large separate building to the south of the main house which has been constructed in the same design style, complete with decorated gable roof and finials, and weatherboard cladding.



Figure 6: Harris House, undated.
Source: NZIA



Figure 7: Harris House, undated.
Source: NZIA



Figure 8: Harris House, viewed from the waterfront walkway.



Figure 9: Harris House, viewed from the waterfront walkway.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: High</p> <p>Explanation: <i>The place has high associative value for its connection to Roger Walker, one of New Zealand's most well-known and respected architects.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th and early 20th century. The property also demonstrates the popularity of certain fashionable architectural styles, at the time of its construction.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p> <p>Explanation: <i>The building has high architectural significance as an example of Roger Walkers designs. The building has bespoke aesthetic appeal. Its ornamentation and blend of geometric and gothic styles make the building highly distinctive.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: High</p> <p>Explanation: <i>The building was designed by Roger Walker, one of New Zealand's most well-known and celebrated architects.</i></p>

<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: High
	Explanation: The place has high rarity value as an award winning example of Roger Walker's critically acclaimed work in Hamilton.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: High
	Explanation: The place appears to be highly authentic and has retained much of its original fabric and features with only minor adaptations and alterations.

c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: High
	Explanation: The property has high significance for its setting, on a site specifically chosen for its views across Hamilton Lake. The building was designed and situated to maximise its visual appearance as well as its viewpoints.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Moderate
	Explanation: The place has moderate landmark value as a highly-visible residence by a well-known architect within Hamilton. The building will be locally recognised as well as understood to be part of a national group of buildings.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: The place makes a contribution to the continuity and established built character of Hamilton lake side by providing evidence of bespoke architectural design, employed in high status dwellings.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: High
	Explanation: The place has high group value as one of a number of Roger Walker's works across Hamilton City and New Zealand.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some technological significance for its design and construction methodologies, which were not common. The building demonstrates innovative and unusual forms of domestic construction.</p>

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

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate cultural significance within Hamilton for it being a contribution to a body of work from a nationally recognised architect which is held in high esteem by the architectural and local community.</p>

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

3.2 Assessed Significance

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

a) Historic Qualities:	High
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 58A Lake Crescent 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 SA170/231 (1920)
CT SA663/215 (1935)
CT SA917/72 (1948)
CT SA24B/1268 (1978)
DP 34182 (1946)
DP 24664 (1976)

Hamilton City Council Heritage Inventory Assessment Form Draft

60 Cook Street

Hamilton East, Hamilton



Figure 1: Art Deco dwelling at 60 Cook 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 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 (Figure 4).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865-66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

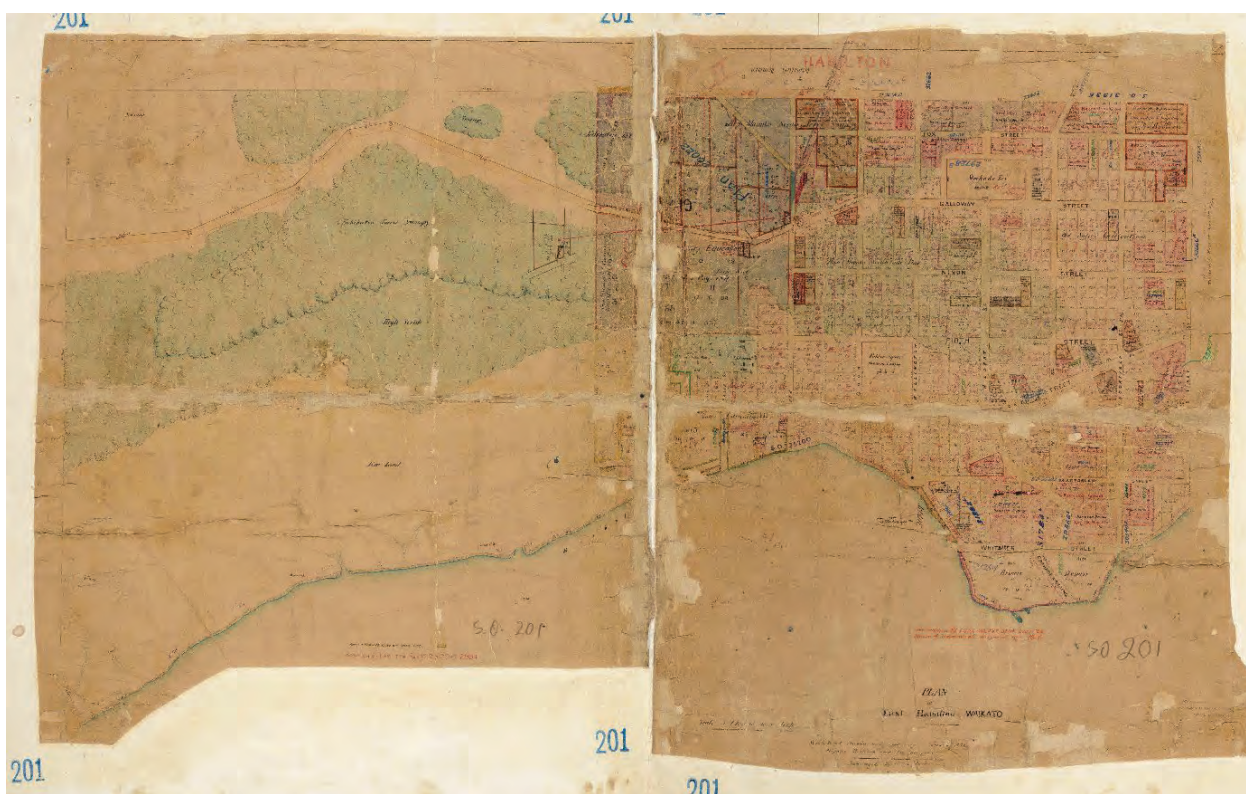


Figure 4: 1864 initial survey of Hamilton East by W.A. Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

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

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

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

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

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

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

Little information is known about the property at 60 Cook Street. It was originally encompassed within Allotment 64 of Hamilton East, a one-acre block that was allocated to 'A Moore' according to Graham's 1864 survey. The oldest Deeds Index reference for the property (1F.490) confirms that Albert Moore, was awarded a crown grant for Allotment 64 in 1867. Moore conveyed the land to Bycroft in 1868, who retained the land for some time. In 1903 Bycroft conveyed the land to Edward James Williamson, who received the first mortgage (from Warr) on the property in 1905. Williamson features countless times in the local newspapers for his work as a referee for the Hamilton Rugby Union and his athletic endeavours (mostly running) in the early 1900s.⁹

Prior to 1931, Allotment 64 was subdivided into two parts. The deeds index indicates that this may have been due to a partial transfer of Williamson's mortgage in 1914. Both parts were retained by Williamson, whose name is on the subsequent Certificates of Title. These Certificates of Title (SA533/23 and 24) indicate that 60 Cook Street was in the eastern half. The survey plan DP 27880 (Figure 5) indicates that Williamson subdivided Allotment 64 in its entirety in 1937 and illustrates that the extant boundaries of Lot 5, which would become 60 Cook Street, were created at this point in time. The survey plan also shows a building already in place on Lot 2, which is likely to be the dwelling associated with one of Williamson's earlier mortgages.

In 1938, Lot 5 was transferred to John Vincent Hawkins, a local plumber (SA706/131) who took out the first mortgage on this lot in 1939. Hawkins was a Flying Officer in the Royal New Zealand Air Force who fought in World War II and was killed in action in 1943.¹⁰ The *Waikato Times* announced that Hawkins was formerly a plumber with Messer F. B. Hall and Company, a successful sportsman, and left behind his wife and child who resided in Cook Street.¹¹

A series of transactions occurred later in the 20th century though none appear to be of great historic significance.

It is difficult to estimate the exact construction date of the dwelling at 60 Cook Street. However, comparing the Certificate of Title information with the extant building (discussed below), the dwelling was likely constructed between 1931 and 1938. A Retrolens aerial photograph from December 22nd, 1938, verifies the extant dwelling on site.¹² It is possible that the dwelling was constructed whilst in the possession of Williamson after he received a mortgage in 1931. However, the dwelling does not appear on the 1937 survey, when others on surrounding sites do. It is also possible that the dwelling was constructed for Mr Hawkins between October 1938 (the date of the individual lot conveyance) and December 1938.

⁹ *Waikato Argus*, Volume XII, Issue 1250, 15 May 1902, Page 2.

¹⁰ <https://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C19089>

¹¹ *Waikato Times*, Volume 194, Issue 22259, 31 January 1944, Page 2.

¹² Retrolens, SN107, 28/12/1938, Photo 5



Figure 5: Survey plan including 60 Cook St, seen on Lot 5, dated 1937 (DP 27880).
Source: LINZ



Figure 6: Aerial of 60 Cook Street, 2021.
Source: HCC GIS

2. Physical Description

2.1 Setting - Site Description

The dwelling at 60 Cook Street is located on the southern side of Cook Street, near the intersection with Nixon Street in Hamilton East. The property has a low-lying concrete wall and planting, allowing the dwelling to be seen from the road. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Steele and Galloway Parks.

2.2 Property Details

Legal Description: Lot 5 DP 27880

Parcel ID: 4386183

Current Certificate of Title ref: SA706/131

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 60 Cook 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 60 Cook Street is a single storied Art Deco-Moderne dwelling estimated to have been constructed circa 1938.

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 WWII. 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 dwelling at 60 Cook Street is likely of timber frame construction with cement stucco cladding, featuring raised parapet walls which conceal the flat roof. The front elevation faces Cook Street, and a shallow porch marks the central front entry, accessed via curved steps. A cantilevered (so as to not disrupt the legibility of the facades) curved canopy is set into the wall line to further distinguish the entrance. To the east the building features two curved plaster walls with casement windows that wrap around the curves. The curved windows are recessed creating a shadow line at the window heads. To the west is a projecting rectangular bay that also features original timber-framed window joinery, along with three horizontal bands, typical of art deco ornamentation. These, and the canopy, are the only decorative embellishments that the building features. The original form/ footprint of the building looks to be typical of the style and remains intact.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Cook Street has associations with locally known individuals in the 19th and early 20th centuries. The property was previously owned by John Vincent Hawkins, who was a Flying Officer in the Royal New Zealand Air Force, who fought in WWII, and was killed in action while his family were in residence there. However, Hawkins is not known to have historical significance in wider Hamilton, the Waikato District, or New Zealand.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Cook 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 19th century in preparation for subdivision. The property is an example of domestic architectural development, being one of a group of Art Deco-Moderne styled houses, with good integrity, which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private home owner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Cook 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 streamlined curves of the design. While the use of stucco in the region is not uncommon, the combination of this material with the styling, and the quality of the craftsmanship, 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>Level of Significance: Unknown</p>
	<p>Explanation: The designer and builder of the dwelling are unknown. The style and execution of the dwelling suggests that it is likely a designer was involved.</p>

<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Cook 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 type with similar structures having been demolished for modern development, or highly modified.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 60 Cook Street is of high significance as it is a well-preserved example of 1930's Art Deco-Moderne private housing in Hamilton. It is still intact in its original form (on the exterior) without major modifications, and its setting has not significantly changed since the time that the dwelling was constructed.</p>

<p>c. Context or Group Qualities</p>	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Cook Street has moderate significance for its setting. The lot has been retained the original site boundaries seen in the 1937 survey DP 27880. The front elevation also retains its original setting, with low fence and deep front lawn, providing some additional value.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Cook 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>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Cook 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>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Due to its age, appearance, style, and setting 60 Cook 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>

the place, group and landscape or extend its significance.	
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d. Technological Qualities	
<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Low
	Explanation: 60 Cook Street has some low technological significance for its use of materials and construction techniques to achieve the curved and streamlined building elements which are typical of the Art Deco-Moderne designs of the time.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: Although the building at 60 Cook 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.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: 60 Cook Street is not listed as a historic place with HNZPT.

f. Cultural Qualities	
<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or	Level of Significance: Low
	Explanation: The dwelling at 60 Cook Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site; but has no commemorative or symbolic significance. It is likely that the place has

<p><i>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p><i>significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</i></p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 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: | High |
| 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 60 Cook 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.490 (1867)
DP 4189 (1907)
DP 4447 (1907)
CT SA533/24 (1931)
DP 27880 (1937)
CT SA706/131 (1938)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Ammunitions Store

60 Dey Street, Hamilton East, Hamilton



Figure 1: Former ammunitions store at 60 Dey 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 and Figure 3).



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

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



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

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

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

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

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

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

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

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

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

An area around the northeast and southeast sides of the Hamilton East settlement were designated in Graham's 1864 survey as "Town Belt". This area was divided up into Sections 24 to 46, as shown on the 1904 survey (Figure 3). 60 Dey Street was originally encompassed within Section 34, close to the eastern corner of the Town Belt. Because of the designation, these sections remained vacant as Hamilton East expanded in the early decades of the 20th century.

In 1942, the decision was made to relocate the Colonial Ammunition Company's (CAC) operations from Hamilton to Auckland, after the Auckland site was deemed vulnerable to attack.⁹ Suitable land was found in the Hamilton Domain Reserve's East Belt near the southern end of Dey Street. Two factories were built, one at the south end of Dey Street ('Norton') and another just north of Cambridge Road ('Galloway') the idea being that production could continue should one of the sites be attacked or destroyed.¹⁰ Presumably these streets were selected because they remained vacant at the time.

Twenty-four buildings were grouped along Dey Street on the northern and southern side of the intersection with Cambridge Road which links with Naylor Street.¹¹ Hamilton builders erected the buildings and NZ manufacturers duplicated existing machinery, tools and dies from drawings made by New Zealand Railways draughtsmen.¹² Seventy-four million rounds of ammunition were produced at these factories each year, almost entirely by women.¹³

The magazine store at 60 Dey Street is part of the Norton complex. It is a typical example of its type with a rectangular footprint, a half-hipped gable roof, and air vents to each bay to ventilate the space within. Clay tiles are used for the roof cladding and the building is constructed from brick. The building was deliberately designed with a 'flimsy' roof so that if an explosion were to occur inside the magazine, the roof would simply pop off without blowing out the sides or the foundations of the structure, potentially causing damage to other nearby magazines.¹⁴ After Japan surrendered, production at the munitions factory slowed and eventually ceased and the machinery and equipment were returned to Auckland.¹⁵ The Norton buildings were initially converted to offices for the Ministry of Works district office, but were eventually demolished by Hamilton City Council and the place was re-established as a recreation reserve.¹⁶

⁹ McEwan, Anne, 'Memory Boxes', *Waikato Times* (2014)

¹⁰ McEwan (2014)

¹¹ <https://digitalnz.org/stories/5cb97c8f8d2a4e6887c3cac4>

¹² <https://digitalnz.org/stories/5cb97c8f8d2a4e6887c3cac4>

¹³ 'Pass the Ammunition', *Waikato Times* (2008)

¹⁴ McEwan (2014)

¹⁵ <https://digitalnz.org/stories/5cb97c8f8d2a4e6887c3cac4>

¹⁶ <https://digitalnz.org/stories/5cb97c8f8d2a4e6887c3cac4>



Figure 5: Female worker packaging munitions at the CAC factory in Hamilton East, 1944.
Source: ATL



Figure 6: A group of workers packing munitions at the CAC factory in Hamilton East, 1944.
Source: Te Ara



Figure 7: A CAC badge stored in the Waikato museum.
Source: Auckland Museum



Figure 8: Aerial of Hamilton East showing the former Galloway complex, 1967.
Source: ATL, ID: WA-67075-F

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of Dey Street in Hamilton East, within Flynn Park. The surrounding area is a mix of residential and recreational spaces. The building is easily visible from the street, with recent landscaping and plating to the surrounding area and removal of large trees which previously obscured the building.

2.2 Property Details

Legal Description: Part Section 34 Hamilton East TN BELT

Parcel ID: 4282390

Current CT: SA45D/586

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 53 Firth Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

Military ammunition stores, or magazines, were mostly built to a standardised design. The structures were single storey with rectangular footprints, and usually built from either reinforced concrete or brick. Most had flat roofs to be less visible from the air, though some had gabled or hipped roofs such as the magazine at 60 Dey Street. These structures were intentionally built with 'flimsy' roofs so that in the event of an explosion they would simply pop off, without damaging the walls or foundations and risking damage to adjacent magazines. There is a complete lack of ornamentation or embellishment as the structures were strictly for functional military use and required no decoration. Steel vents were put into the bottom and tops of the structure to ventilate the interior and stop the ammunitions from overheating. Large steel doors usually featured.

The magazine store at 60 Dey Street is part of the Norton complex. It is a typical example of its type with a rectangular footprint, a half-hipped gable roof, and air vents to each bay to ventilate the space within. Clay tiles are used for the roof cladding and the building is constructed from brick, which is likely to be heavily reinforced.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: 60 Dey Street has high historic value for its associations with the Colonial Ammunitions Company (CAC), as well as the Public Works Department who would have designed and built the structures.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Dey Street has moderate significance with regard to historical patterns in the region. During WWII many sections of land were claimed to built facilities to produce and house ammunitions, as well as the auxiliary buildings required to house the workers who were employed there.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: 60 Dey Street is of high significance as a surviving example of a WWII ammunition store, or magazine. Although it is a plain building with no ornamentation or fenestration to provide interest to the elevations, its functional design is highly distinctive.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: The ammunition store was designed by the Public Works Department (PWD), who were responsible for all military constructions at the time.</p>

<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: High
	Explanation: 60 Dey Street is of high significance as a relatively unmodified WWII ammunition store, or magazine, of which few remain in New Zealand.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: High
	Explanation: The magazine at 60 Dey Street appears to have high authenticity. The only notable modification is the installation of a roller door on the front of the building.

c. Context or Group Qualities

<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: While the ammunition store remains in its original location, most of the Norton munitions complex has since been demolished. The building has acquired a new setting as part of Flynn Park, which moderately extends its significance.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Moderate
	Explanation: The ammunition store has moderate landmark significance as a highly visible structure on a publicly accessible site, surrounded by a well-used park, and is likely 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>	Level of Significance: High
	Explanation: The ammunition store has high continuity value as it provides evidence of historic WWII activities in this part of Hamilton.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Low
	Explanation: The ammunition store has some group value as one of a number of remaining WWII military structures in Hamilton, and New Zealand. At the time of its construction, there were a number of buildings that were part of the Norton complex, but most of these have since been demolished, reducing the collective value that the site may have had.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: 60 Dey Street has high technological significance for its construction techniques and materials which were designed specifically to house highly sensitive ordinances. The deliberate 'flimsy roof' design has technological significance for its innovative construction methodology.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building was constructed in the 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: 60 Dey Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The ammunition store has moderate cultural value as one of few remaining buildings of the Norton complex, a place where a number of men and women spent time during WWII contributing to the New Zealand war effort.</p> <p>The building also has the capacity to increase understanding of past activities in this part of Hamilton through interpretive materials.</p>

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: High

Explanation: The place has significant potential to contribute to information about activities undertaken in New Zealand during WWII to help the war effort.

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:	High
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
g) Scientific Qualities:	High

3.3 Scheduling Details

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

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

It is recommended that the ammunition store at 60 Dey 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

Te Ara Encyclopedia of New Zealand

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

4.2 Historic Titles, Deeds and Survey References

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

60 Naylor Street

Hamilton East, Hamilton



Figure 1: Villa at 60 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

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

The property was originally encompassed within Allotment 242 Hamilton East, a one-acre block that was granted to 'D Ryan' according to the 1864 survey map drawn up by William Australia Graham. Naylor Street appears on the 1878 map of Hamilton East and is advertised in historic newspaper archives from as early as 1908. The original Crown Grant of the land on which 60 Naylor Street sits was awarded to Ryan in 1867 according to the Deeds Index (DI 1F.789). From there, the land was sold multiple times reasonably rapidly to a number of different parties.

The first mortgage on the property was in July 1902 from Gaffney to Thorne following a conveyance on the same day. A second mortgage was taken out in May 1911 between Mends and the New Zealand Settlers Government Advances office (N.Z.S.G.A.). A mortgage will often denote the sale of land and or the loan required to construct a dwelling.

Eventually the section on which 60 Naylor Street sits was conveyed to Henrietta Churchward in 1921 and then two mortgages were granted by Churchward to Prentis and Rawson, both in 1928. A certificate of title was produced in 1931 which lists Henrietta Churchward as the owner, for whom no historic archive information was able to be sourced. The survey plan on this 1931 certificate of title still shows the original allotment of 242 in its entirety. A survey plan dated to 1933 shows allotment 242 being subdivided, with 60 Naylor Street sitting on Lot 2 (though no extant buildings are indicated on the plan). In the same year, Churchward transferred Lot 2 to Margaret Collie. The 1957 certificate of title gives William Bottomley as the owner. It is unclear how the property came into his ownership after the transfer to Collie in 1933.

It is difficult to estimate the exact construction date of the dwelling at 60 Naylor Street; however, comparing the Deeds references, certificate of title and survey plan information with the extant building (discussed below), the dwelling is likely to have been constructed sometime after 1902

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

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

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

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

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

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

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

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

during the ownership of Thorne and or possibly (but less likely) in 1911, immediately after ownership being transferred to Mends.

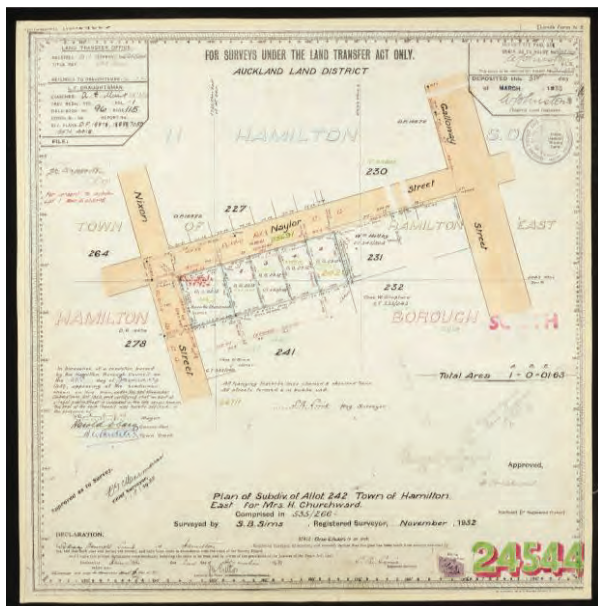


Figure 4: Subdivision of allotment 242, 1933.
Source: LINZ



Figure 5: Aerial showing 60 Naylor Street.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the southern side of Naylor Street in Hamilton East.

2.2 Property Details

Legal Description: Part Lot 1 DP 24544

Parcel ID: 7241277

Current CT: SA1298/92

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 60 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 60 Naylor Street is a good example of an early 20th century Return Bay 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 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 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 6: 'Typical' villas.
Source: Various

The dwelling at 60 Naylor Street is an increasingly rare Return bay villa estimated to have been constructed between 1902-11. In plan, the dwelling follows the form of a Return bay villa, with a projecting gable with faceted bay window facing onto Naylor street. The main front of the building to the right forms a return bay which would commonly have a flush gable however this property has a projecting gable with faceted bay window on the return. The rear of the property is mostly symmetrical with a small lean-to extension at the rear. The roof has an additional small gable at the highest point at its centre.

The building has horizontal rusticated timber weatherboard cladding and pressed metal roof cladding designed to replicate tiles. There are two brick chimneys which have had some alterations, and verandah with a bullnose roof that faces north onto Naylor Street.

The verandah has moulded posts, geometric balustrade (which may not be original) and a coloured glass timber framed fixed window has been added to the right hand return.

Original timber-framed window and door joinery is evident. Door joinery is of timber. The front door has raised panels and consists of three bays with glazing panels to either side. Windows are predominantly double hung sash units and have decorative mouldings below the sills.

A number of intact original decorative elements including verandah fretwork with perforated border, eaves brackets, whilst the gables have decorative corner brackets to the faceted bays and tear drop detailing.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: 60 Naylor Street has associations with locally known individuals in the 19 th and early 20 th centuries, though none of these are of relevance to the local area, region, or nation as a whole.

<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 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 building also has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a rare group of early 20th century Return 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>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Naylor Street is of moderate significance as a surviving example of the type of early residential Return bay villa, rarely built in the early 1900's in and around Hamilton. Its form, design and ornamentation give it moderate architectural significance.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Unknown, (most likely purpose built).</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Naylor Street is of moderate significance as a surviving example of an intact early 1900's Return 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>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 60 Naylor Street is a restored example of early 20th century architecture in Hamilton and is still relatively intact in its original form with what can be assumed to be its most of its original decorative elements. The coloured glazing and geometric balustrade of the verandah, replacement of the original roof material, and modification of the chimneys has limited the integrity value. Later extensions and alterations reflect changes made for subsequent occupants; however they have a low impact overall on the integrity of the dwelling.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Naylor Street is located on the southern side of Naylor Street in Hamilton East and is visible to the streetscape, giving it some setting significance. Prior to sub-division the villa had a large corner plot and garden which would have increased its visual prominence.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Naylor Street has low significance as a local landmark, although maybe somewhat recognised by the local community as it is located near the corner of an intersection in Hamilton East and an example of a typical older and decorated villa archetype.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 60 Naylor 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 property near to the corner plot has not been heavily altered since construction thereby providing some continuity value.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, 60 Naylor Street has some group value as one of a small number of early 20th century Return bay villas which are dispersed across Hamilton East.</p>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 60 Naylor Street has low technological significance for its use of standard materials and construction techniques for the time period.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the building at 60 Naylor Street is thought to have been constructed circa 1905-11, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 60 Naylor Street is not listed as a historic place with HNZPT.

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or 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>	Level of Significance: Low
	Explanation: Built in the early 20 th century, the Return bay villa makes a contribution to the continuity and sense of place of the area, as an urban domestic site, occupied for approximately 110 years.

<i>people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information about the history and architectural development of the Return bay 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: | 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 60 Naylor Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.2 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.789
CT SA535/266 (1931)
CT SA1062/107
DP 24544

Hamilton City Council Heritage Inventory Assessment Form Draft

61 Silverdale Road

Silverdale, Hamilton



Figure 1: Dwelling at 61 Silverdale Road.

1. Historical Summary

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

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

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

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

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

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

The suburb of Silverdale sits to the southeast of the original Hamilton East Settlement. It was named after the original farm on the land (Figure 3), which itself was named after the shining silver poplar leaves.¹ Historic aerials show that the area was still largely farmland in the 1930's, with a few established dwellings and small groups of houses. By the 1960's and 1970's the area had become a densely populated suburb.



Figure 2: The Silverdale Homestead, 1892.
Source: Hamilton Libraries, ID: HCL_00464



Figure 3: Working the Silverdale farm, 1895.
Source: Hamilton Libraries, ID: HCL_00451

The site at 61 Silverdale Road has a complex history of subdivision. The earliest record for the property is a Certificate of Title dated to 1909 which gives F. C. Lichfield as the owner of a large section of land to the eastern side of Tramway Road (later to be renamed Silverdale Road) (SA158/186). In 1916, Lichfield subdivided his estate into smaller sections and one of these - Part Allotment 233 to the edge of Tramway Road (see Figure 4) - was sold to Walter Gregory Smith in 1917 (SA273/100). Smith then took out two mortgages in 1917 and 1921, potentially to fund the

¹ Street Name Index, Hamilton Public Library

building of the dwelling currently on site. Smith then transferred the property to Harry Brown in 1936 and a series of rapid conveyances occur during the latter half of the decade, many of which are unfortunately illegible on the historic title. By 1946, the original property purchased by Smith had been split into two (Figure 6) and was now owned by Cyril Johnston Randall, accountant, and Doreen Elizabeth Agnes Truscott (SA876/67).

In 1957 the land had again been subdivided (Figure 7) and was now owned by Robin Shirer Bisley, company engineer, and his wife Ursula Bidlake Bisley (SA1285/57). The Bisley's commissioned a formal survey plan in 1966 and further divided the property (Figure 8), keeping Lot 1 to themselves (SA8A/974).

A number of other conveyances are recorded in the latter half of the 20th century and the early 21st century, but none of these are of historic significance. Considering the available Certificates of Title, survey plans, and the extant building, the dwelling was likely constructed between 1917 when Smith purchased the land and 1936 when Brown acquired the property.

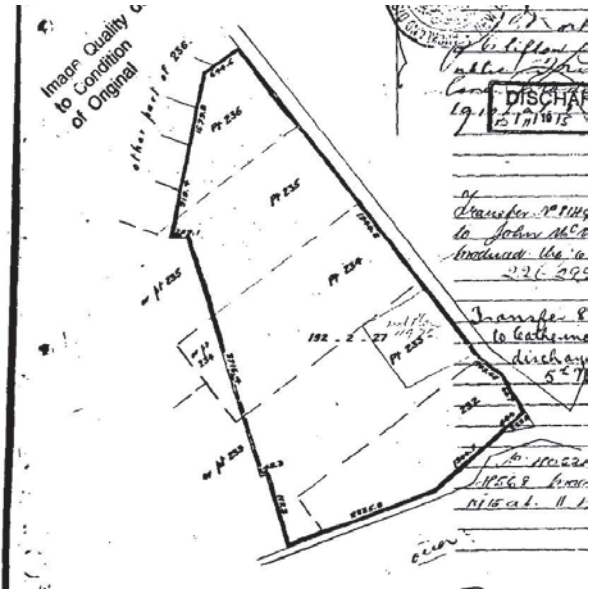


Figure 4: The land owned by Lichfield, 1909.
Source: CT SA158/186

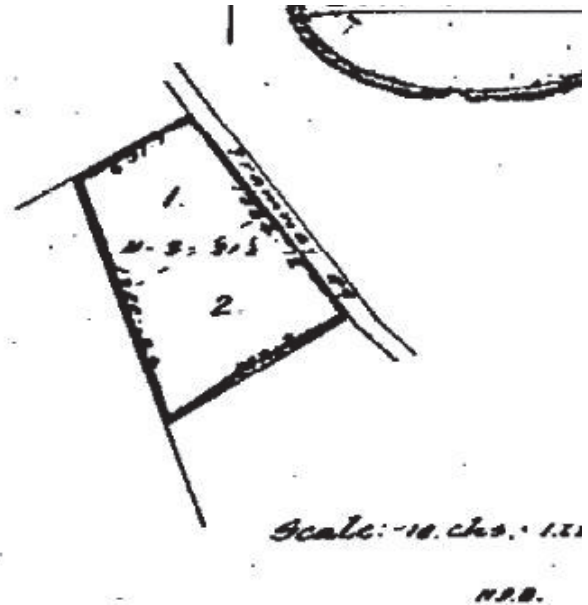


Figure 5: The land owned by Smith, 1917.
Source: CT SA273/100

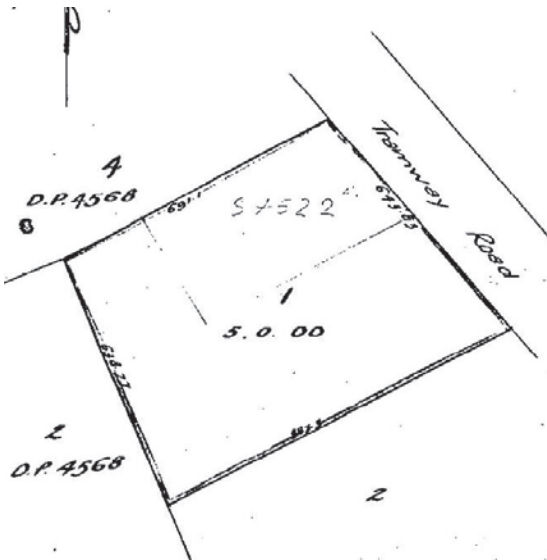


Figure 6: The land owned by Randall and Truscott, 1946.
Source: CT SA876/67

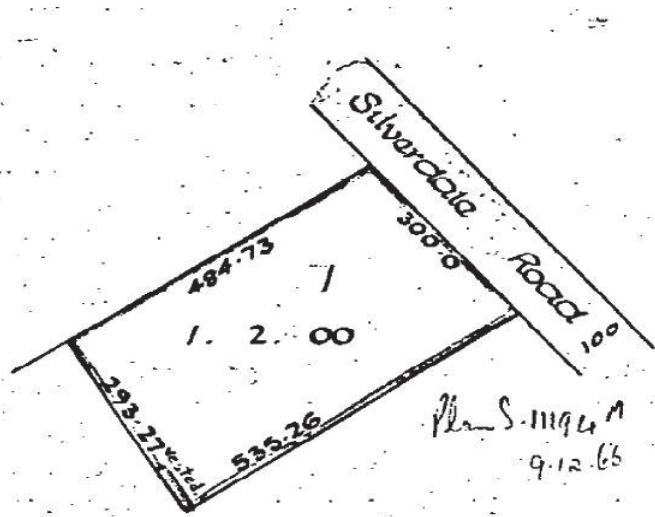


Figure 7: The land owned by the Bisley's, 1957.
Source: CT SA1285/57

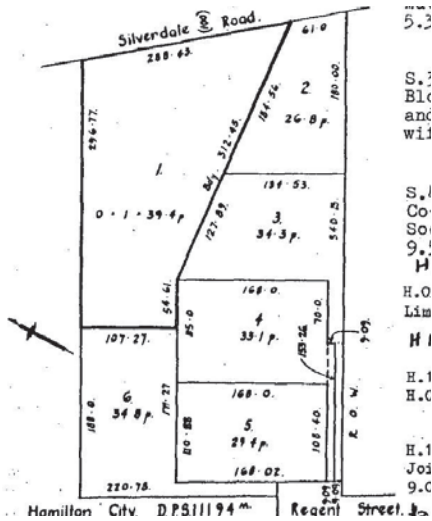


Figure 8: The land owned by the Bisley's, 1967. Lot 1 would become 61 Silverdale Road.

Source: CT SA8A/974



Figure 9: Aerial view of 61 Silverdale Road

Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The site is located on a large site on the western side of Silverdale Road in the suburb of Silverdale. The surrounding area consists mostly of residential buildings with a school and church on the opposite side of Silverdale Road. Dense vegetation predominantly shields the property from view with glimpses of the building available between trees.

2.2 Property Details

Legal Description: Lot 1 DPS 11194

Parcel ID: 4286776

Current Certificate of Title ref: SA8A/974

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 61 Silverdale 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

With limited visibility of the building at the time of the site visit, it is difficult to ascertain if it was constructed in any particular architectural style. However, it appears the building was designed in the English Vernacular style.

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 common in larger rural cottages in the U.K.



Figure 10: Examples of the English Vernacular style
Source: Various

61 Silverdale Road has a number of elements of a large English style two storey farm cottage, including the gabled and hipped roof form clad in clay tiles, the use of heavily textured stucco render to the exterior elevations, brick chimneys, and multi-light steel frame windows which have small panes. The fairly delicately detailed steel windows pivot vertically at the central point of the unit which is uncommon. The main front door has a recessed porch and above the front door is an round widow (oculus) which has four quarter panes. The construction of the building is assumed to be timber framed. The floor plan of the building has a T-shaped layout with a main wing running front to rear and large cross wing running off to the right as viewed from the street. The house is set in a large garden with tree lined driveway.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place has no known associations with individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>61 Silverdale Road has moderate significance with regard to historic patterns in the region. The property is an unusual example of domestic architectural development, being an example of the English Vernacular style. The property demonstrates the social effects of the time through the architectural styles adopted by a private land or homeowner.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>61 Silverdale Road is of moderate significance as a distinctive and rare example of English Vernacular architectural style applied to a semi-rural homestead in Hamilton. Whilst functional, the form and scale of the property attempts to establish a large and bold cottage and or farmhouse appearance. The use of stucco render and the metal framed pivoting windows give the property distinction.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>The builder of the dwelling is unknown.</i></p>

<i>place enlarges understanding of their work.</i>	
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>61 Silverdale Road is an uncommon example of the English Vernacular architectural style applied in a semi-rural setting at the time of its construction, and has moderate rarity value.</i></p>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>Although a complete view of the building was not possible at the time of the site visit the extent of the building as observed appears to have had limited modification. Therefore the building as observed is likely to have low integrity value.</i></p>

c. Context or Group Qualities	
i. Setting: <i>The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>The property at 61 Silverdale Road has moderate significance for its setting. The site is unusually large for its surrounding context, although it has been subdivided many times during the 20th century. The setting of the large cottage/farmhouse within its garden at a distance from the road and the public adds to the properties significance.</i></p>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: None</p> <p>Explanation: <i>61 Silverdale Road has no known landmark value.</i></p>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>61 Silverdale Road makes a contribution to the continuity and established built character of the area by providing an example of a rare architectural design used during the development of this part of Hamilton. The property retains its garden setting providing a depth of green space to the street character, adding additional value.</i></p>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of</i>	<p>Level of Significance: None</p> <p>Explanation: <i>61 Silverdale Road has no known group value.</i></p>

the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 61 Silverdale Road is a rare example of the use of heavily textured stucco render onto a two storey cottage styled home in this area. This is a rare example of this construction technique in 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.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 61 Silverdale Road is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or</i>	Level of Significance: None
	Explanation: The dwelling at 61 Silverdale Road has no known cultural value.

<p>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>	
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g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute knowledge about the history of architectural development 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: 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 61 Silverdale 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 SA158/186 (1909)
CT SA273/100 (1917)
CT SA876/67 (1946)
CT SA1285/57 (1957)
CT SA8A/974 (1967)
DP 11476 (1916)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Farmers Building

62 Alexandra Street, Hamilton Central, Hamilton



Figure 1: The former Farmers Building at 62 Alexandra 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 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 late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct.

As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River – became established.

A 1931 Certificate of Title for the property indicates that Pt section 87, at the corner of Alexandra and Collingwood Streets, was originally owned by a number of named individuals under the 'Methodist Model Deed of New Zealand, 1867' (SA539/92).

A 1938 survey plan indicates that the section was then subdivided, with the corner site, Lot 1, soon to become the site of the Farmers Building (Figure 2). The subsequent Certificate of Title dated to 1939 shows that ownership of Lot 1 is still under joint ownership of the 'Methodist Model Deed of New Zealand, 1867' (SA714/114).

In 1941 a lease for Lot 1 is granted to Reid's Furnishings, who occupied the buildings for two decades, until the lease was transferred under a change of name to the Farmers Trading Company in 1961. Historic newspaper articles show that a smaller, one-storey structure existed on the corner of Collingwood and Alexandra Streets in 1934, the Electric Construction Company.¹ An advertisement for Reid's Furnishings at the corner of Collingwood and Alexandra Streets dating to 1938 was also found, which was prior to the formal recording of their lease on the Certificate of Title.²

Historic aerial images show that the current building was constructed some time between 1953 and 1961 (Figure 3 - Figure 4), this was likely to coincide with the company's renaming from Reid's

¹ Waikato Times, Volume 115, Issue 19197, 6th March, 1934, p12

² Waikato Times, Volume 122, Issue 20414, 3rd February, 1938, p2

Furnishings to the Farmers Trading Company. The current Certificate of Title for the property, dated to 1987, shows the owners as 'VR Hamilton Ltd.'



Figure 2: 1938 survey plan, with the site of the Farmers Building at the corner of Collingwood and Alexandra Streets indicated.

Source: LINZ, DP 28181

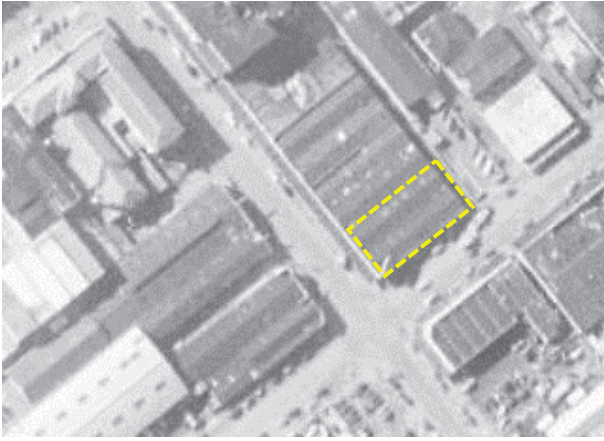


Figure 3: 1953 aerial, showing the Farmers Building had not yet been constructed.
Source: Retrolens

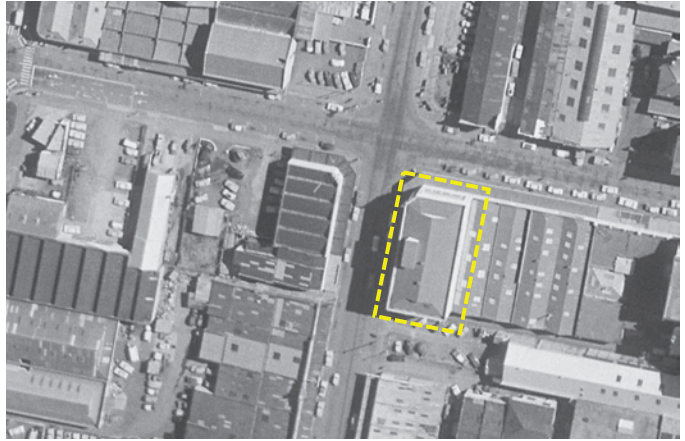


Figure 4: 1961 aerial, showing the newly constructed Farmers Building.
Source: Retrolens



Figure 5: The Farmers Building, c.1960's.
Source: HCL, ID: HCL_03120



Figure 6: The Farmers Building, 1967.
Source: HCL, ID: HCL_03559



Figure 7: Farmers Building, c.1970's
Source: HCL

2. Physical Description

2.1 Setting - Site Description

The former Famer's Building is located on a prominent site at the corner of Alexandra and Collingwood Streets, in the central city. The surrounding area is commercial in nature. The building is constructed up to the footpath, has facades to both streets, and is highly visible to its surroundings. The site has not been subdivided since 1938.

2.2 Property Details

Legal Description: Lot 1 DP 28181

Parcel ID: 4461403

Current Certificate of Title ref: 166385, SA714/114

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 62 Alexandra Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The former Famer's Building was designed in the Modern Movement style. The Modern Movement first came to New Zealand in the 1930's, having emerged overseas. The European-derived architectural language denounced historicism or revivalism and promoted instead a modern, 'machine-age' aesthetic where buildings were shorn of decoration and exhibited clean lines with simple elements and modular forms.

Modernism championed the idea that 'form follows function' – that the functions of a building should be architecturally expressed, and modern materials like steel, concrete and glass should be used to create open plan and light-filled interiors. After the Second World War the modernist language became the dominant architectural style for decades to come, especially for civic and commercial buildings. One of its leading advocates was the Austrian émigré Ernst Plischke, active in New Zealand during the mid-20th century.

Another key contributor was Government Architect between 1952-1959, Gordon Wilson, who designed a number of modern government office buildings, where the load of a building is carried by internal pillars and beams, leaving the walls to be clad in lightweight materials such as glass, which maximised lighting to the interior of the building.

The building at 62 Alexandra Street is rectangular in shape, with the longest façade to Alexandra Street to the south and a shorter façade to Collingwood Street at the north. The east façade aligns with the rear access road to the building. The construction is of reinforced concrete.

The building has a Dutch gable roof with an internal gutter, set behind the raised parapets of the facades. There are several small dormers to the roof area and a rectangular flat roof building, set back from the Alexandra street facade, which forms the (assumed) plant room for the elevator lift gear.

The corner bay to the west of the building, encompasses the main entrance, and is set at 45 degrees to the main facades. The corner bay features splayed vertical glazing, with delicate glazing bars, spanning from first to second floor. The second floor glazing of the corner bay appears to be etched to depict domestic homeware. This corner bay has a capped parapet with flagpole which rises above the adjoining facades.

The steel windows to the south and north facades are mainly recessed with a projecting concrete nib surround. These windows have thin glazing bars and run horizontally at first to second floors. The areas between the first and second floor recessed windows is clad with square tiles.

In addition, the south façade has flush steel glazing to the east, without the concrete nib surround, as well as glazing block windows, spanning the first to second floor, with a concrete nib surround, allowing light to enter the internal stairwell. The east façade has flush steel glazing to first and second floor with projecting concrete window heads and sills.

The street facing elevations have a projecting canopy for pedestrians which is secured via steel tie rods back to the façades. The tenancy windows for concessions at the ground floor are mainly authentic to the original 1960's construction, with some new 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	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has direct associative value for its connection to the Farmers Trading Company as one of its regional outlet buildings it is significant to the Hamilton area.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance with regard to historic patterns of development in the region. The building is an example of the construction of architecturally designed commercial buildings to replace older premises in the mid to later 20th century. The building is also an example of the increasing affluence of the commercial hub of Hamilton, denoting social and economic trends at the time of 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>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance as an example of commercial Modern Movement buildings being designed in the mid-20th century across New Zealand and the region of Hamilton.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder have currently been identified. Analysis of the property file for the building should confirm further details.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an uncommon example of a commercial Modern Movement style reinforced concrete building, constructed in the mid-20th century, within the Hamilton region.</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.	Level of Significance: Moderate
	Explanation: The building has moderate authenticity being relevant to the local and regional area and has undergone minor changes to the external fabric and features since its original construction.

c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The place has moderate significance for its setting, being located in the city centre on a prominent corner site. The position of the building at a key commercial position for the CBD adds value and extends its significance.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Moderate
	Explanation: The place has moderate landmark value as visible, well-known commercial building in the central city. The building position and scale will provide a physical point of reference for occupants of the city and allow for orientation and description against its landmark value.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: The place makes a contribution to the continuity and established historic commercial area of the street by providing evidence of material use and architectural design in this part of Hamilton during the mid-20 th century. The building provides a key reference point for the narrative of the commercial development of Hamilton city.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: The place has moderate group value as one of a number of commercial Modern Movement buildings built during the mid-20 th century in Hamilton and across New Zealand. The place also has group value for its connection to the Farmers Trading Company as one of its regional outlet buildings.

d. Technological Qualities

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

Level of Significance: Moderate

Explanation: The place has moderate technological significance for its use of reinforced and moulded concrete to create large open plan and well-lit commercial buildings, at the time of construction. These materials and techniques were not standard practice for the time period but were becoming more common in a commercial setting as the limits of these materials were pushed to accommodate commercial needs. These types of buildings have potential to inform building engineering history and development.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: The archaeological value of the site is unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

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

Level of Significance: Moderate

Explanation: The place has moderate cultural value for its use as a well-known commercial premises where many locals would have visited and shopped. The building contributes to the sense of community identity for those from the region of Hamilton using the CBD in the later 20th century to the present.

capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the mid-20 th century. These types of buildings have some potential to inform New Zealand building engineering history.

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:	Moderate
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 the former **Farmers Building at 62 Alexandra 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 SA539/92 (1931)
CT SA714/114 (1939)
CT 116385 (1987)
DP 28181 (1938)

Hamilton City Council Heritage Inventory Assessment Form Draft

62 High Street

Frankton, Hamilton



Figure 1: The commercial building at 62 High Street.

1. Historical Summary

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

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

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

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton

West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

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

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

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

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

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

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

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

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



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

Source: HCC Archives



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

Source: HCC Archives



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

Source: ATL



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

Source: HCC Archives

The earliest record relating to the property is a Deeds Index reference which shows that Jolly (Figure 2) was the owner of a large piece of land in the area, which included the section which would eventually become 62 High Street (3W-757). Jolly proceeded to subdivide his vast estate in the late 19th and early 20th centuries. In 1910, he sold a section of land referred to as 'Part Lot 20' to 'Gosling', and a new Deeds Index reference was created (3W-807). The current building has '1911' to its parapet and so it can be assumed that it was constructed immediately after Gosling's purchase from Jolly in 1910.

Historic newspaper articles indicate that the 'Gosling' named in the Deeds Index was likely 'W. A. Gosling', a land agent. This accords with a survey plan dating to 1920 (DP 14172, Figure 6) which shows the existing 'brick building' (and identifies W. A. Gosling as the owner. The plan also identifies that the building was in two tenancies at the time: one half of the building being occupied by 'Gosling & Higgins' and the other half of the building being occupied by Watts, Hunt & Armstrong. The area would likely have been very popular at the time, due the Frankton Railway Station immediately opposite the site, and the Frankton Hotel on the corner.

Gosling owned the land for a decade before eventually conveying it to 'Sandos' in 1920.

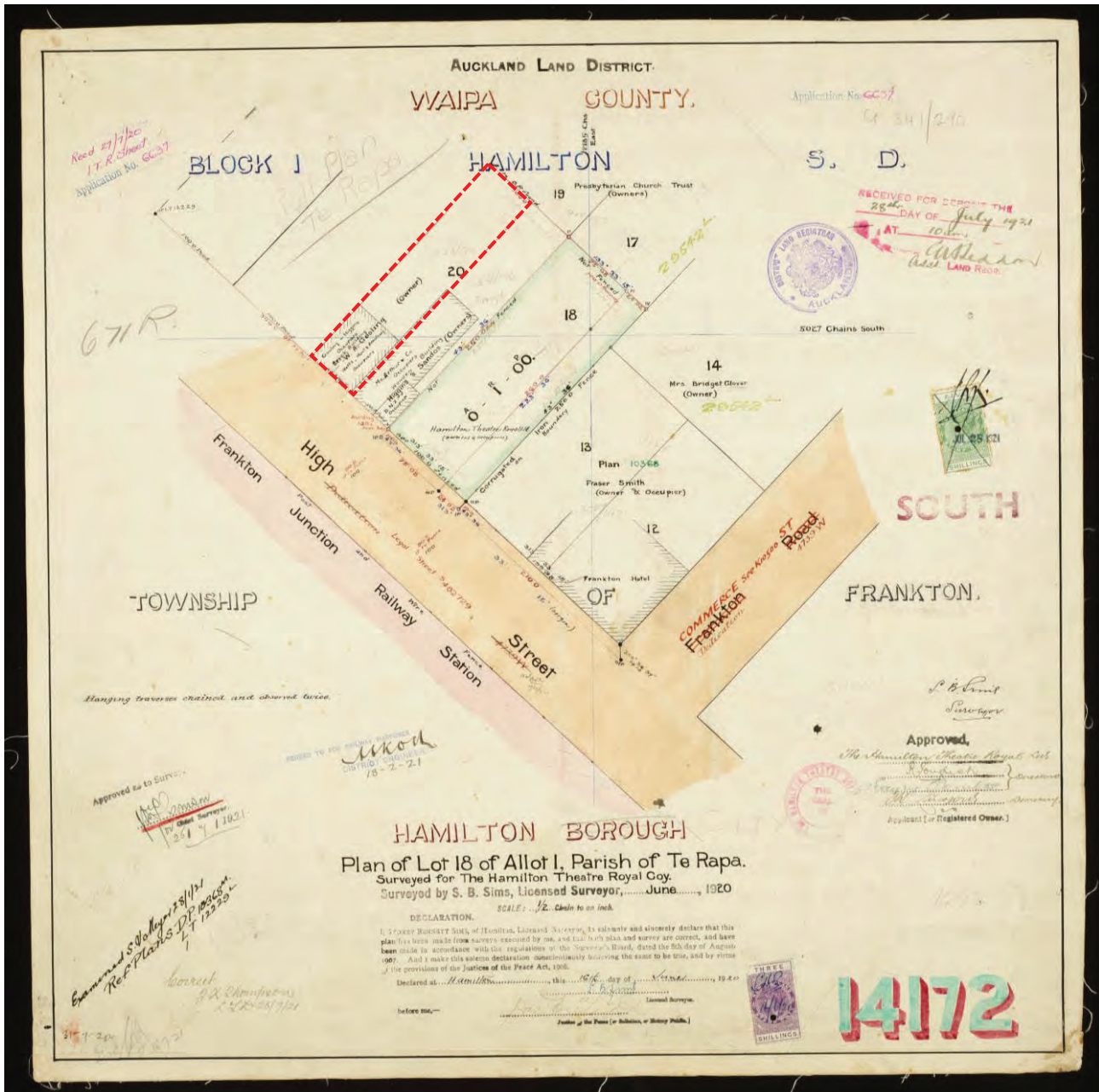


Figure 6: 1920 survey plan showing the existing buildings on site.
Source: LINZ, DP 14172

A Certificate of Title for the property was created in 1931. This new title named John Harry Sandos, farmer, and William Stephen Higgins, land agent, as the owners of the thin strip of land which is 62 High Street in Frankton (SA533/180). This suggests that the 'Gosling and Higgins' tenancy referred to on the 1920 survey plan were W. A. Gosling and W. S. Higgins who were both land

agents; and that Higgins retained his interest in the building by forming an arrangement with the new owner, Sandos, when Gosling sold the building. It is not clear whether or not Gosling had had the building constructed with the purpose of running his own business from the premises, but it seems likely.

Unfortunately, many of the subsequently recorded conveyances on the Title are illegible, but it is clear that the property had a new owner by 1942 – Annie Tibble Joll, boarding housekeeper – when a new Certificate of Title was created (SA772/193). Images dating to the 1970's show the place was subsequently used as an opportunity shop and boarding house for the St Vincent De Paul society (Figure 7 - Figure 10). The Society of St Vincent de Paul is an international voluntary organization in the Catholic Church, founded in 1833 for the sanctification of its members by personal service of the poor.

A number of other conveyances are recorded in the 20th century, but none are of historic significance.



Figure 7: The building during operation as the St Vincent De Paul Hostel and Opportunity Shop, c.1970's.
Source: ATL



Figure 8: The building during operation as the St Vincent De Paul Hostel and Opportunity Shop, c.1970's.
Source: ATL



Figure 9: The building during operation as the St Vincent De Paul Hostel and Opportunity Shop, c.1970's.
Source: ATL



Figure 10: The building during operation as the St Vincent De Paul Hostel and Opportunity Shop, c.1970's.
Source: ATL



Figure 11: Aerial of the subject property.
Source: HCC Aerials.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of High Street in the suburb of Frankton. The surrounding area is a mixture of industrial, commercial, and residential premises. The building is built up to the footpath, and has no adjacent structures to either side, making it an easily visible feature of the streetscape.

2.2 Property Details

Legal Description: Lot 1 DPS 80263

Parcel ID: 4420942

Current CT: SA64C/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 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 New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

62 High Street is a two storey brick masonry commercial building constructed in 1911. Although it does not strictly adhere to a particular architectural style, it might be described as a form of Stripped Classical. Buildings in this style became more common during the inter-war period,

and generally featured a symmetrical façade, division into vertical bays, discrete use of classical columns and ornamentation, and large areas of plain surface or simple glazing. Stripped Classical buildings sometimes incorporated elements of other styles, such as Art Deco and Art Moderne, and can be interpreted as more modern than they really are due to their relatively spartan appearance.

As is typical of commercial buildings that are constructed up to or close to the property boundaries, the sides and rear of the building at 62 High Street are plain, leaving all of the stylistic embellishment to the front of the building. The parapet steps down on both sides as it becomes less necessary to conceal the roof. There are windows on the northwest side of the building, which is set back from the boundary to allow vehicular access to the rear of the property. These would originally have been double hung sash windows, but have been replaced with modern aluminium joinery. The one small window on the southeast side has also been replaced.

The ground floor front elevation, which provided two shopfronts either side of an entrance to the commercial offices upstairs, has been modified significantly. Historic photographs suggest that modifications have occurred more than once, as might be expected of a commercial building with regularly changing tenancies. While the original cast iron verandah posts are still evident, complete with their Corinthian capitals, the decorative cast iron fretwork evident in earlier photos has since been removed.

The first floor façade retains more of its original features. The majority is finished in a stucco render, with five windows inset – three having high arched heads alternating with having low arched heads. The windows have been replaced with modern aluminium joinery, except for the three high arched fanlights which appear to be original. These are surrounded by moulded architraves, and articulated with a linear moulding below and a semi-circular moulding above, with corbels at the spring-points of each arch eluding to the Classical pediment. The façade is then articulated with geometric motif above, marking a change from stucco to plain render. This feature is almost Art Deco in its design. At the centre of the parapet is the date '1911' below the simple moulded capping. There were originally two urns atop the engaged pilasters at each side of the front elevation, another nod to the buildings Classical design origins - but these have since been 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) 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.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>62 High Street has associations with locally known individuals in the early 20th century, but none are of historical significance.</i></p>
<p>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.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century.</i></p>

b) Physical/ Aesthetic / Architectural Qualities	
<p>i. 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.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building has moderate architectural significance as an unusual example of an early 20th century commercial building that might be described as representing the Stripped Classical style. The unusual combination of subdued classical elements with a hint of Art Deco distinguishes this building from other commercial buildings of a similar age.</i></p>
<p>ii. Designer or Builder: <i>The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>The architect and builder of the structure are not known.</i></p>
	<p>Level of Significance: Moderate</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Explanation: The place has moderate rarity value as an early 20th century commercial building with unusual architectural features.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place appears to have some of its original fabric, though has undergone significant modification over the last century to maintain its fitness for purpose. The ground floor in particular has been highly modified, with original shopfronts and decorative cast iron fretwork having been removed. All of the windows, with the exception of arched fanlights, have been replaced with aluminium joinery; and the ornamental urns to the parapet have been removed.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has low significance for its setting. While the boundaries of the property have not changed in any meaningful way since the building was constructed, the area around the building, which is predominantly commercial, has changed considerably.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value as a standalone two-storey historic building in a streetscape that features single storey buildings or open spaces.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate continuity value for its contribution to the character of the street and wider area. Notably, it is one of the only early 20th century buildings remaining.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some group value as one of a number of remaining early 20th century commercial buildings in Hamilton city; but these values do not extend to its immediate context.</p>

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

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 62 High Street is thought to have been constructed in the early 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i>i) Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some cultural significance as a place which functioned as a St Vincent De Paul opportunity shop and hostel for a time, and for its contribution to a shared sense of identity and history on the local area.</p>

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	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 62 High 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 SA533/180 (1931)
CT SA772/193 (1942)
DI 3W-757
DI 3W-807
DP 14172 (1920)

Hamilton City Council Heritage Inventory Assessment Form Draft

65 Braid Road

St Andrews, Hamilton



Figure 1: The dwelling at 65 Braid Road.

1. Historical Summary

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

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

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

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

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

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

The suburb of St Andrews sits in the northwestern section of Hamilton City, between Te Rapa and the Waikato River. It developed as the established communities on either side of the Waikato River slowly grew outwards throughout the 20th century.

The earliest record for the property is a Certificate of Title dated to 1908 which gives Patrick O'Brien farmer, as the owner of a large section of land north of the central city and west of the Waikato River (SA155/158). The next available record for the property is a survey plan dated to 1915 which shows the estate being subdivided into individual lots for sale (Figure 2). The subsequent Certificate of Title, dated to 1917, shows that Lot 37 was sold to Charles Dugald Kennedy, solicitor (SA261/285).

Kennedy conveyed the property via transmission to his family in 1929 following his death, and the property eventually passed out of the Kennedy family's ownership in 1950 when it was purchased by Frances Thomas Halligan. Halligan took out a mortgage the following year. The property would remain in the Halligan's ownership until 1993.

The building at 65 Braid Road was constructed in 1954, evidenced by the previous owner's archival images (Figure 3). It was designed by Terence Phillip Vautier, a Hamilton architect, as confirmed by original drawings for the building (Figure 5). Vautier's name and address are provided in the bottom right corner of the drawing sheet which features floor plans and the elevation to Braid Road (St Andrew's Terrace). Halligan's name is featured in the drawing title.



Figure 2: 1915 survey plan with Lot 37, which would eventually become 65 Braid Road, indicated.
Source: LINZ, DP 10965

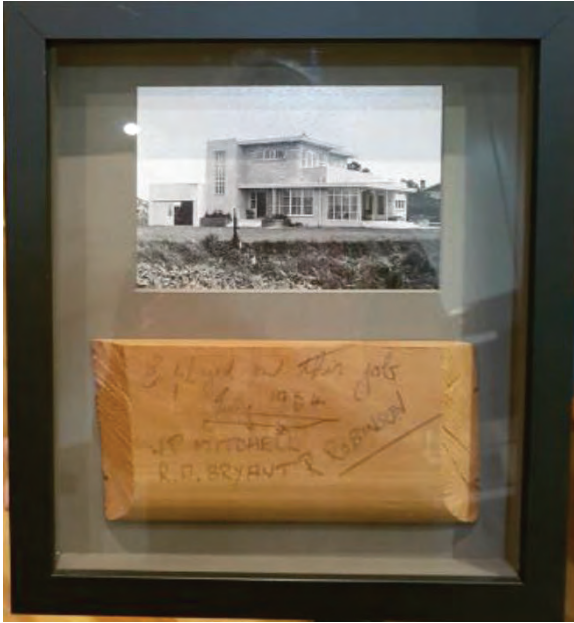


Figure 3: 1954 image of 65 Braid Road and builders signatures found during a later renovation.
Source: Alice Morris, 2019



Figure 4: 1961 aerial view of 65 Braid Road.
Source: Retrolens

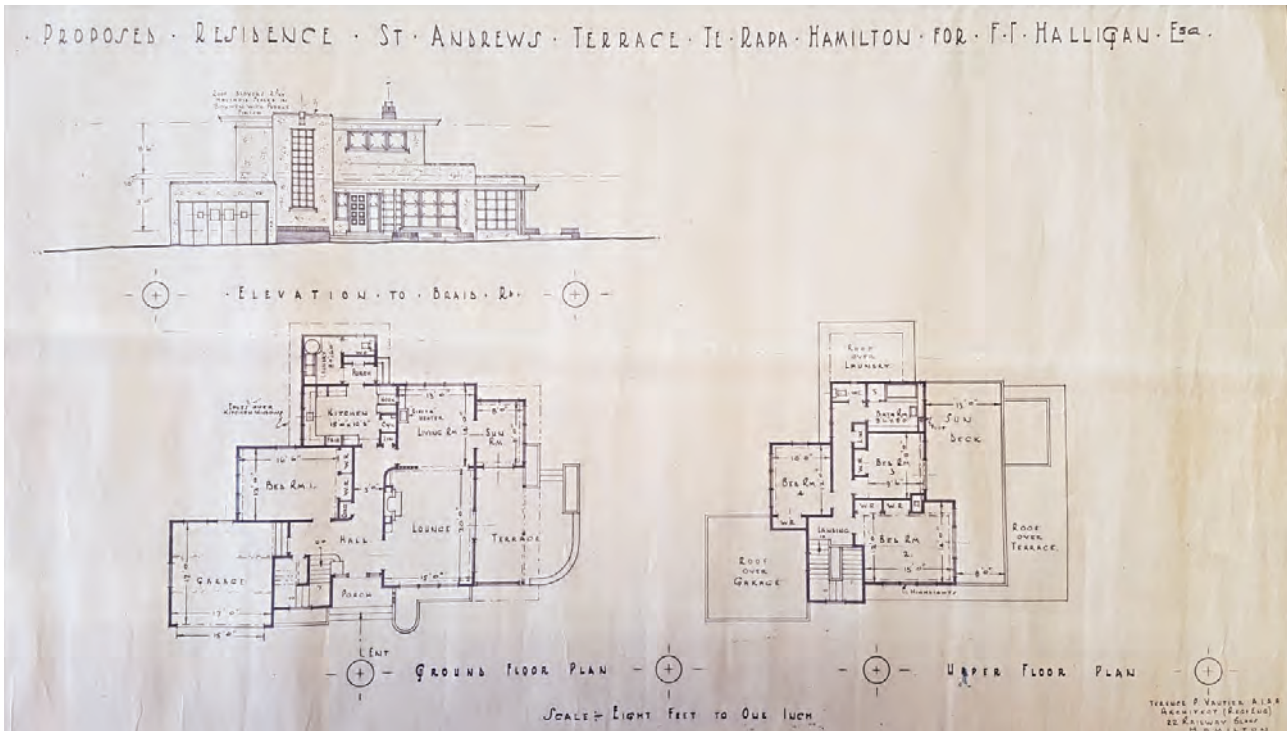


Figure 5: Drawings of the Residence on St Andrews Terrace for F. T. Halligan Esq. prepared by Terence P. Vautier, undated. That these are the drawings for 65 Braid Road is confirmed by visual inspection and by the reference to Halligan.
Source: Alice Morris

The following information on Terence Vautier (Figure 6) 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:

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.



Figure 6: Terence Vautier, 1970.
Source: M.C. Vautier



Figure 7: The former 'Menzies' house on Victoria Street, designed by Vautier.
Source: McEwan, Ann, 'Memory Boxes, Waikato Times, 2015

2. Physical Description

2.1 Setting - Site Description

The property is located on a large site on a curve of Braid Road in the suburb of St Andrews. The surrounding area is entirely residential. The building is easily visible from the street and has a large palm tree which dominates the front yard. The site appears to have not been subdivided since 1915.



Figure 5: 65 Braid Road as viewed from the street.



Figure 6: 65 Braid Road as viewed from inside the property garden.
Source: Lughtons Real Estate

2.2 Property Details

Legal Description: Lot 37 DP 10965

Parcel ID: 4353005

Current Certificate of Title ref: SA261/285

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 65 Braid 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 65 Braid Road is an example of Modernist architecture. Modernist styled buildings focused on the use of flat roofs, clean aesthetic lines, expanses of glass, and open-plan rooms. Ernst Plischke, an Austrian emigrant, championed the style across New Zealand in the early 1940's which continued through to the 1960's.

The architect of the building was T.P. Vautier, as confirmed by original drawings (Figure 5). Vautier typically designed buildings in the Art Deco and Moderne styles; however, the design of 65 Braid Road came late in Vautier's career, and reflects a change in his oeuvre that followed the change in stylistic preferences of the time.

65 Braid Road has a flat roof, clean rectilinear lines, extensive use of glazing, all of which are Modernist features. The building also has some curved elements which are a reference to his fascination with Art Deco and the Moderne styles in previous decades.

A large multi vehicle garage has been added to the building at the south west post 1954. The original garage has been converted to living space with a three light window installed which is in keeping with the upper floor window above the main entrance. The extension and alterations have been designed to be closely in keeping with the original building detailing.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 65 Braid Road has associations with locally known individuals during various periods of its occupation. Of particular note is the direct association with the T.P. Vautier who was a well-known and highly regarded local architect. There are no other known associations with organisations, groups, institutions, or activities.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 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 early 20th century. The place demonstrates historical patterns of change in the use of certain architectural styles for the construction of private dwellings that occurred during the mid-20th century.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate architectural significance as an example of a Modernist styled 1950s domestic residence within Hamilton. The property has distinctive aesthetic appeal with its clean and streamlined appearance whilst it retains a functional nature.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The dwelling at 65 Braid Road was designed by T.P. Vautier. Vautier was a well-known and highly regarded Hamilton architect who designed multiple residences in the city, and wider Waikato region, mostly in the Art Deco and Moderne styles. The original drawings for the dwelling are available and by Vautier (Figure 5).</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as a good example of a mid-1950's Modernist styled domestic residence, with reasonable integrity.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Comparing the existing building with the original drawings and a historic image of the building taken soon after completion in 1954, it is evident that the building has not changed dramatically in 70 years. The garage extension and alterations have been designed to be closely in keeping with the original building detailing. The building retains its significant original features to the exterior and has moderate authenticity and integrity.</p>

c. Context or Group Qualities	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property has low significance for its setting on an unusually large site which has not seen subdivided since 1915. The visual character of the property being in its original garden setting has not been compromised. The aesthetic aspects of the building from as viewed from the street have not been negatively affected.</p>

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some landmark value for being a mid-20th century Modernist building which is visible from the street and likely somewhat well-known 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>Level of Significance: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design of the mid-1950's in this part of Hamilton.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate group value as one of a number of intact Modernist designed residences in the Hamilton area.</p>

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

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

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

f. Cultural Qualities

<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place is likely to have some significance to descendants of F. T. Halligan, who had the dwelling built and remained the owner for several decades. Beyond this the place has no known cultural value.</p>

g. Scientific Qualities

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

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 65 Braid 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 SA155/158 (1908)
CT SA244/188 (1915)
CT SA261/285 (1917)
DP 10965 (1915)

Hamilton City Council Heritage Inventory Assessment Form Draft

69 Forest Lake Road

Forest Lake, Hamilton



Figure 1: Residence at 69 Forest Lake 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 Whitiora, Maeroa, Beerescourt, and Forest Lake. The suburb of Forest Lake was originally used as farmland which sat between two previously occupied Ngāti Wairere Pā sites, Mangahareke and Kirikiriroa, after the land was confiscated in 1864. The following information, sources from HNZPT, details the history of the area:

162 hectares of the Forest Lake area was owned by Doctor John Carey, a surgeon of the 4th Waikato Regiment.¹ Carey acquired an additional 150 acres (60.75 hectares) and called his farm 'Forest Lake' after its area of native bush and a small lake, Rotokaeo. His land extended along both sides of Forest Lake Road and the northern and eastern parts were adjacent to the original town of Hamilton West. Carey died in 1889 and the farm was then owned by his daughter Margaret Kelly. By 1912, the subject area was owned by Mary Walsh, wife of John William Walsh, farmer and flaxmiller of Te Rapa. By that time, the area of Forest Lake was in Waipa Country, just outside the boundaries of Hamilton City. The North Island Main Trunk was established in 1908, which ran adjacent to Forest lake, and the main junction was located just south in Frankton. The population of the area was growing fast with employment opportunities around the railway.

Forest Lake fitted the government's criteria of providing housing for workers with lower incomes in areas adjacent to cheaper rural land. On 20 May 1912, the government announced the purchase of land at Forest Lake for the purposes of providing housing under the Workers' Dwellings Act 1910. This was a 3.6 hectare strip on the north-west side of Forest Lake Road belonging to Mary Walsh. The land was surveyed in June 1912 and divided into 36 lots plus one street (Lake Street) which lay between Lot 22 and Lot 23. The group of workers' dwellings at Forest Lake was termed the Laurensen Settlement in recognition of Liberal MP George Laurensen (1857-1913), a strong advocate for the Workers' Dwellings Act during its

¹ Other sources state that some of the land in the Forest Lake area was also owned by Thomas Jolly, father of Francis Bertrand Jolly.

passage through Parliament. Also in 1913, another landowner subdivided a 29 hectare block bordering the south-eastern side of Forest Lake Road into 200 sections for residential development. By the 1920's, further subdivisions by the Walsh's and other landowners provided more sections for housing and Forest Lake began to develop as a residential area.



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

The property at 69 Forest Lake Road was originally encompassed within Allotment 84, Pukete Parish. The earliest available record for Allotment 84 shows that the land was originally owned by Francis Bertrand Jolly, who purchased 400 acres of land near Lake Rotoroa from Major Jackson Keddell when he first arrived in Hamilton in the late 1800's.²

Jolly subdivided a large part of Allotment 84 in 1920 (Deeds Plan 305, Figure 4). He sold multiple lots to Richard Street, carpenter, in 1923 (DI 1W.723). A Certificate of Title was created for these combined lots in 1931 (SA530/257). A survey plan dated to 1939 (DP 29201, Figure 3) shows that Street re-subdivided the large section of land he owned into seven lots. He subsequently sold these lots to Victoria Elizabeth Worley in 1940. The Certificate of Title issued shows that Lot 1 of DP 29201 had again been re-divided, and was excluded from the remainder of the property (SA725/6, Figure 5).

Victoria Worley was married to Rupert Worley, the Borough Engineer of Hamilton, who had served in the Expeditionary Force in WWI and was awarded the Military Cross.³ In 1939, shortly before purchasing the property, Mrs Worley was injured when her car collided with a bus.⁴

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

³ *Colonist*, 28 September 1917

⁴ *Auckland Star*, 17 August 1939

Reports in the Waikato newspapers indicate that the Worleys' were very active on Hamilton's social scene, with numerous reports of their attendance at weddings and parties describing their outfits.

In 1942, Rupert Worley took a job as manager of the Auckland Gas Company, and the couple moved to Auckland.⁵ However, they did not sell the property in Firth Street until 1958, suggesting that they leased it, or used it as a secondary residence.

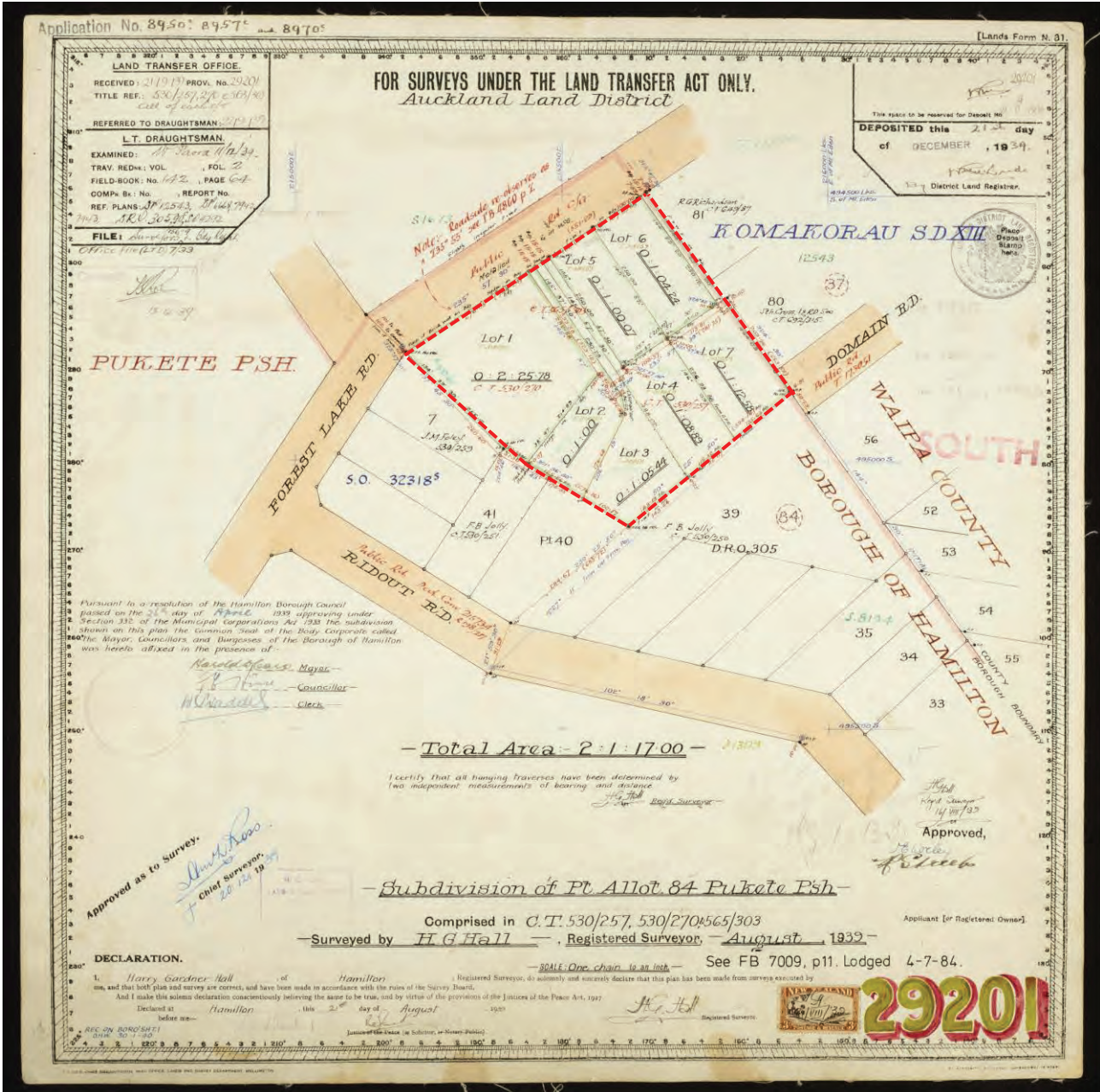


Figure 3: Survey plan DP 29201 showing the seven lots of the Street estate that were amalgamated for the Worley purchase, 1939. Source: LINZ

⁵ Waikato Times, 28 February 1942; New Zealand Herald, 20 March 1942

A new Certificate of Title was issued in 1959, naming John Russell, salesman, as the owner of the property (SA1496/40) which retained the boundaries defined in 1940 (Figure 6). A number of other conveyances occurred in the late 20th century, but none are of historic significance. The property is now divided into three cross leases (DPS 46371 and 60131) which define the current boundaries of 69 Firth Street.

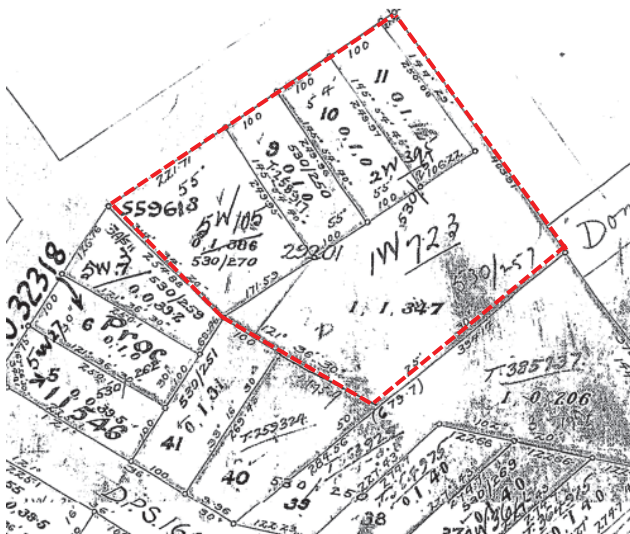


Figure 4: Snip of Deeds Plan 305 (1920) showing the lots that were subsequently re-subdivided by Street (DP 29201)
Source: LINZ

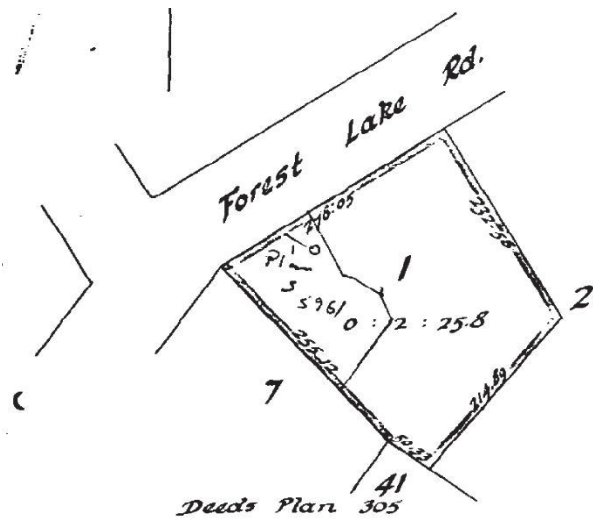


Figure 5: The section of land owned by Worley in 1940.
Source: SA725/6 (1940)

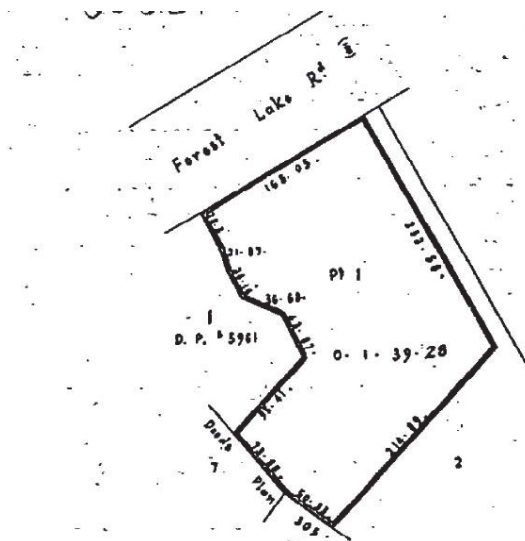


Figure 6: The section of land owned by Russell in 1959.
Source: SA1496/40 (1959)



Figure 7: Aerial of 69 Forest Lake Road. The property also includes the two rear sections of 69A and 69B.
Source: HCC Aerials

It is difficult to confirm a construction date for the dwelling at 69 Forest Lake Road. Considering the Certificates of Title and survey plans, and the extant building itself, it is most likely that the building was constructed during the Worleys' ownership. The dwelling is built in very close proximity to the boundary that was redefined in the 1940 Certificate of Title (SA725/6) and does not correspond with the boundaries identified on the 1939 survey prepared for Street (DP 20091) suggesting that the dwelling was not yet built at that time. An advertisement posted by Rupert Worley inviting tenders for "the construction in wood of a Private Dwelling in Forest Lake Road"

appears in the *Waikato Times* in December 1928;⁶ however, this predates the Worleys' ownership of the lot encompassing 69 Forest Lake Road by twelve years, so presumably relates to a different property.

Notwithstanding the above, the Arts and Crafts style of the building, and some of its architectural features, suggest a construction date c.1920s-30s. It is possible that the dwelling was constructed by Street, who was a carpenter, and was extended by the Worleys', as the part of the dwelling that abuts the boundary is a lean-to, and may be an addition. However, there is no documentary evidence to support this.

2. Physical Description

2.1 Setting - Site Description

The property is located slightly northwest of the intersection between Micham Ave and Forest Lake Road, north of the central city and southwest of the Waikato River. The surrounding area is predominantly residential but with some religious and commercial buildings. The dwelling is visible from the street and is a landmark of sorts, having an unusual form and being located on a prominent and steeply sloping site. Some vegetation to the perimeter of the building shelters it from certain vantage points.

2.2 Property Details

Legal Description: Part Lot 1 DP 29201

Parcel ID: 4524377

Current CT: SA40B/467, SA48D/668, SA58D/544

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 69 Forest Lake 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 69 Forest Lake Road is likely a late interpretation of the Arts and Crafts style. An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Building constructed in this style were often grand in scale and built for the wealthy. The interior of the building gained more importance with this style, and elegant wood panelling was used where practicable, particularly in entry foyers and grand stairwells. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail. Characteristics

⁶ *Waikato Times*, 11 December 1928

of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched tiled roofs, use of multiple materials in wall construction, and substantial chimneys.

The house at 69 Forest Lake Road has several features belonging to this style that are particularly pronounced on the street-front elevation. The building is predominantly two storeys clad in bevel-back weatherboard, with an intersecting gabled roof clad in faux-tile roofing that may not be original. The gable that faces Forest Lake Road (northwest) is very steeply pitched, and the barge extends down to form a recessed porch at ground level, where the main entrance is. This entrance is framed by brick columns with indented detailing that is also seen on the boundary fence. To one side of the gable is a low dormer window that breaks the eaves. The casement windows on the ground floor are predominantly three-light, with some leaded panes, while the windows on the first floor are a combination of plain casement and concertina. The eaves feature exposed rafter ends which are often observed in dwellings that combine the Arts and Crafts and Californian bungalow styles. Single storied sections on each side of the building appear to have consistent detailing and are therefore assumed to be original, though it is possible that these were added later.

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>	Level of Significance: Low
	Explanation: 69 Forest Lake Road is associated with locally known late 19 th and early 20 th century residents of Hamilton, particularly to Richard and Victoria Worley.

<p>significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Richard Worley was the Borough Engineer for Hamilton; and, together, the couple are reported attending many social events during the 1920s and 30s. The dwelling is not known to have been associated with any other notable individuals or organisations of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 69 Forest Lake 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.</p>

<p>b. Physical/ Aesthetic / Architectural Qualities</p>	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 69 Forest Lake Road is of moderate architectural significance as a later interpretation of the Arts and Crafts style. It features many elements common to this style, and also echoes some features of the Californian bungalow. The street-facing gable is the most striking aesthetic feature of the building, with its steep roofline and elongated barge creating a ground level entrance porch.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: Neither the architect, nor the builder, of the dwelling are known. The unusual style of the dwelling suggests that an architect or designer were likely involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p> <p>Explanation: 69 Forest Lake Road has high rarity value as a later interpretation of the Arts and Crafts style. Generally, Arts and Crafts dwellings constructed in New Zealand date to the earlier decades of the 20th century.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 69 Forest Lake Road appears to have moderate authenticity, though without the original plans this is hard to confirm. There are likely to have been alterations to the place over time, and some original</p>

	<i>materials have been replaced with more modern substitutes, such as the roofing.</i>
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c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Moderate
	Explanation: <i>The property at 69 Forest Lake Road has moderate setting significance.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Moderate
	Explanation: <i>The property at 69 Forest Lake Road is a landmark of sorts, due to its prominent frontage, particularly the steep gable, and its position on a sloping site. However, this is unlikely to extend beyond the local area.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate continuity value for its contribution to the character of the street and surrounding landscape in this part of Hamilton..</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: None
	Explanation: <i>69 Forest Lake Road has no distinguishable group value. It shares some similarities with other Arts and Crafts dwellings scattered across Hamilton, but it's likely age distinguishes it. Other dwellings in proximity to the property are of varying ages, styles and sizes, and have no particular coherence.</i>

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about</i>	Level of Significance: Low
	Explanation: <i>69 Forest Lake Road has some technological significance for its standard craftsmanship and use of materials for the time period in which it was constructed.</i>

technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 69 Forest Lake Road is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 60 years. It is likely that the place has significance to previous owners and their descendants; but has no known commemorative or symbolic significance to 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>Level of Significance: Moderate</p>
	<p>Explanation: The place has some potential to contribute to information about the design and construction of residential dwellings in the early to mid-20th century.</p>

3.2 Scheduling Details

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:	Moderate

3.3 Scheduling Details

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

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

It is recommended that 69 Forest Lake Road be scheduled in Plan Ranking: Category B.

4.2 Bibliography and References

General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.3 Historic Titles, Deeds and Survey References

DI 2W-295
CT SA530/257 (1931)
CT SA725/6 (1940)
CT SA1496/40 (1959)
Deeds Plan 305 (1920)
DP 29201 (1939)
DPS 46371
DPS 60131

Hamilton City Council Heritage Inventory Assessment Form Draft

74 East Street

Enderley, Hamilton



Figure 1: Villa at 74 East Street.
Source: Google Maps, 2020

1. Historical Summary

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

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

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

Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton

West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.

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

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



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

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

for Francis Claude (Figure 4); the suburb of Enderley which is named after the farm of Edward Shoard, a postman; and the suburb of Fairfield, named after the dairy farm of John Davies.¹

The 'Enderley' estate was relatively small, perhaps less than 50 acres, on what was then the northern outskirts of Hamilton.² When Shoard bought the property in 1899, Claudelands was not even considered to be part of Hamilton.³ In 1913, Shoard subdivided his farm as 'Part Township of Claudelands Extension No.24' - nine acres was divided into 19 new residential-sized properties and three streets, one of which was Enderley Avenue.⁴ Tramway Road, the eastern boundary of Enderley, was shown as a proposed tramway on an 1865 map, and seems to have been of double width to accommodate such a tramway.⁵

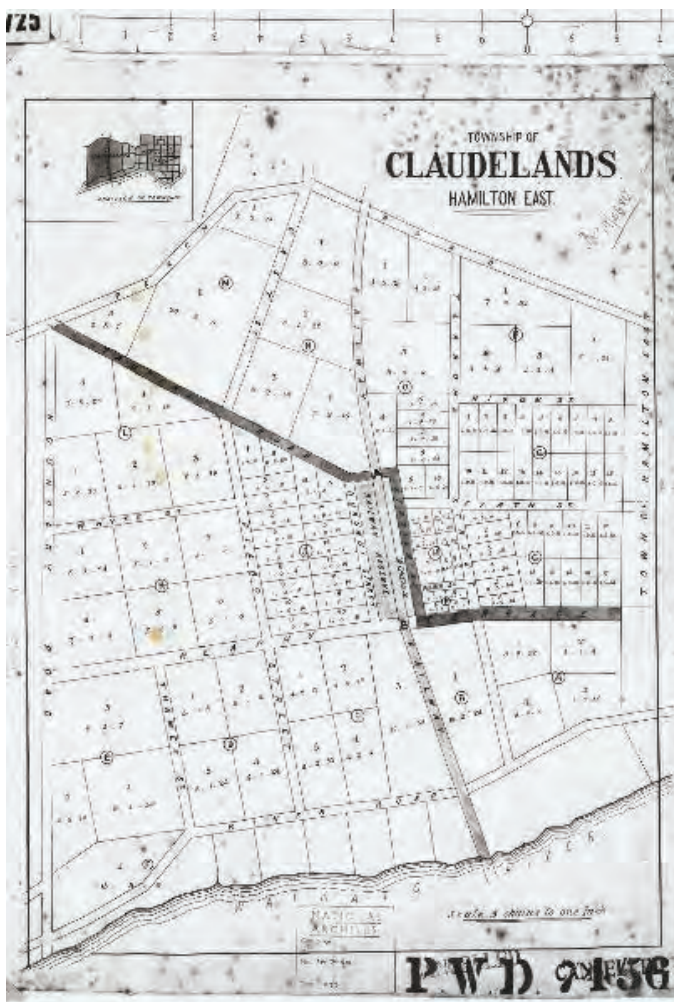


Figure 3: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives

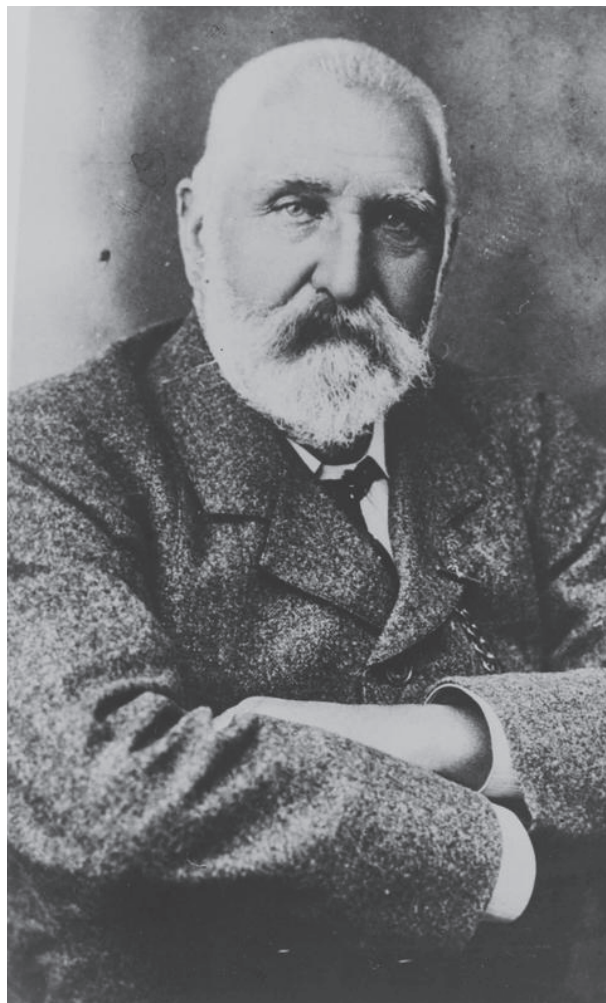


Figure 4: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

According to the 1881 Crown Grant (SA22/182), 74 East Street was originally encompassed within part Allotment 304 of the Kirikiriroa Parish, owned and mortgaged by James Honeybun at the time. Honeybun was a well-known dairy farmer in Hamilton and is mentioned several times in

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

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

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

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

⁵ paperspast.natlib.govt.nz. 8 December 1891. Retrieved 2 May 2020.

local papers for his livestock and his involvement in the extension of the local tramway. In December 1906, the *Waikato Argus* advertised a clearing sale for James Honeybun, which included the sale of dairy cows, a total of 71 acres of land a dwelling with outbuildings.⁶ Honeybun transferred the land to George Chitty in 1907, who mortgaged it back to James Honeybun that same year. George de Vere Chitty was the son of well-known settlers Walter and Alicia Chitty, who were responsible for the establishment of multiple local institutions.⁷ George was a farmer and stock dealer, whose marriage to Eveline Bell was highly publicised in the Waikato papers in 1908.⁸

Following this, Chitty subdivided part of Allotment 304 into five lots, as seen in the July 1911 survey plan (DP 7227, Figure 5). The survey plan for Chitty's subdivision shows a house on Lot 3. The land on which 74 East Street was located fell within Lot 2 and was transferred to William Henry Geake in September 1911.

Considering the extant dwelling, and the house shown on DP 7227, it may be assumed that the house at what is now 74 East Street was constructed following the 1911 subdivision, and was likely built for the Geakes.

An obituary for Mrs Margaret Geake, wife of William, confirms that the Geake family had a residence in East Street prior to 1922.⁹ According to the *Waikato Times*, Mr Geake was known for his work with the New Zealand Land Association on the Woodlands estate, the Tauwhare Cheese Factory, and his keen interest in the affairs of the district.¹⁰

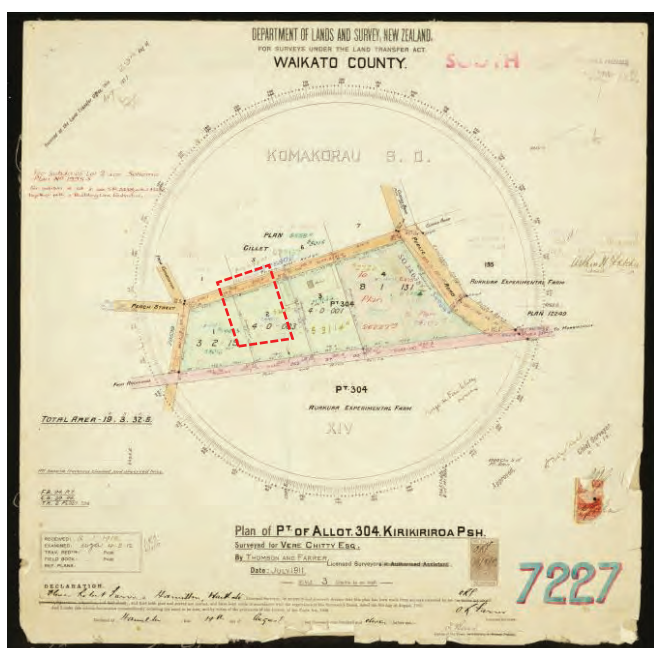


Figure 5: Survey plan DP 7227, showing the subdivision of Lot 304, 1911.
Source: LINZ

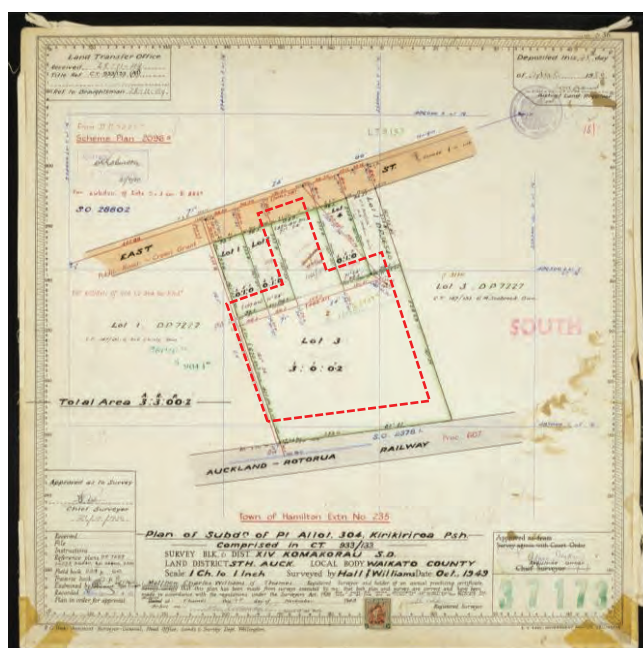


Figure 6: Survey plan DP 37173, showing the subdivision of part Lot 304, 1949.
Source: LINZ

Mr Geake transferred the property in 1922 to William Jenkins, who mortgaged the property that year. After the death of Mr Jenkins in 1929, the property was transferred to his widow, Agnes

⁶ *Waikato Argus*, Volume XXI, Issue 3371, 27 December 1906.

⁷ <https://www.pressreader.com/new-zealand/waikato-times/20180119/281745564800559>

⁸ *Waikato Argus*, Volume XXIV, Issue 3774, 6 May 1908, Page 2

⁹ *Waikato Times*, Volume 95, Issue 14979, 26 June 1922, Page 4.

¹⁰ *Waikato Times*, Volume 115, Issue 19276, 7 June 1934, Page 6.

Jenkins. In 1949, Lot 2 was subdivided into five pieces of land by Agnes Jenkins (DP 37173, Figure 6). Lot 3, which encompassed 74 East Street, was transferred to Morgan Brynmor Jenkins in 1953. A number of other conveyances of the property occurred throughout the mid to late 20th century, though none of these are of historic significance. The extant site boundaries were created in 1983, where part of Lot 3 was further subdivided at the rear of the site (DPS 34178) and became properties on Rigger Place. Interestingly the dwelling at 74D East Street appears to straddle the boundaries of both 74 East Street and 3 Rigger Place.



Figure 7: Aerial showing 74 East Street on a prominent street front.
Source: HCC GIS Maps



Figure 8: 74 East St, 2021

2. Physical Description

2.1 Setting - Site Description

The house is located on the street front of East Street, which joins Wairere Drive and Peachgrove Roads, prominent streets in the Five Cross Roads area. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Claudelands Showgrounds and the Ruakura Research Centre.

2.2 Property Details

Legal Description: Pt Lot 3 DP 37173

Parcel ID: 4341802

Current Certificate of Title ref: 652451, SA45D/925, SA45D/926, SA46D/774

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 74 East Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 74 East 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, or a symmetrical double gable form, 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 74 East Street is a double bay villa estimated to have been constructed circa 1911. It has a two faceted projecting bays to the front elevation, a flush projecting bay to the side elevation and a lean-to at the rear. The building has weatherboard cladding and a corrugated metal roof with central verandah entry that faces East Street. The multi-faceted central verandah

is an unusual style for typical double bay villas, which usually feature a simple horizontal verandah between the two bays. The verandah features square posts, a geometrically patterned balustrade and cornice brackets. The dwelling appears to retain its original brick chimney and decorative brackets. The original timber-framed sash windows and timber door joinery is evident. On the southwest side, a bullnose verandah connecting one of the front gables with a side gable has been infilled. There is no record of when this alteration occurred. The window joinery indicates that it may have been carried out as early as the 1920s, but is more likely to have been later in the 20th century.

Hamilton City Council property files indicate the addition of a new garage to the property in 1998 for Mr W. Stampa and alterations to the southern lean-to side of the villa in 2003. The alterations in 2003 mostly involved the extension of rooms (aligning them with other elements in the house), and the removal of a parapet wall and windows to the rear elevation, that were replaced with similar products (i.e. like for like bevelled weatherboards and casement windows). Historic imagery shows that decorative pressed metal sheets underneath the bay gables have been replaced by timber weatherboards (likely between 2012 – 2015).

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>	Level of Significance: Low
	Explanation: 74 East Street has associations with locally known individuals in the 19 th and early 20 th centuries, like James Honeybun (involved in the extension of the local

<i>significance to Hamilton, the Waikato, or New Zealand.</i>	<i>tramway) and William Henry Geake (involved in the development of the Woodlands Estate). However, none of these individuals are known to have historical significance in the wider Waikato District, or New Zealand.</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.</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>74 East Street has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20th century 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.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
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.</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>Due to its design, form, style and ornamentation, 74 East Street is of moderate architectural significance as an example of an early 20th century villa. Its double bay form with its timber construction, distinctive porch entry, brick chimney and stylistic attributes confer to moderate architectural significance. The dwelling demonstrates a typical pattern in residential housing provision and construction of the time.</i></p>
ii. Designer or Builder: <i>The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: <i>Unknown</i></p> <p>Explanation: <i>The designer and builder of the dwelling are unknown.</i></p>
iii. Rarity: <i>The place or elements of it are unique, uncommon, or rare at a local, regional or national level, or in relation to particular historic themes.</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>74 East Street is of moderate significance as a surviving example of an intact 20th century double bay villa. 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.</i></p>
iv. Integrity: <i>The place has integrity, retaining significant features from its time of construction, or later periods</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>74 East Street 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 elements. Alterations,</i></p>

when important modifications or additions were carried out.	extensions, and the removal of original fabric have been made to the dwelling since its construction, reflecting the changing needs of its occupants. However, these been executed sympathetically, meaning that the building retains a moderate level of integrity overall.
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c. Context or Group Qualities	
<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: Low
	Explanation: 74 East Street has low significance for its setting. The site was subdivided multiple times throughout the late 20 th century to establish a cul-de-sac of houses behind the dwelling. However, the dwelling does retain its supposed original position and is now on a visible corner site, thus adding to its value.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Low
	Explanation: 74 East Street has low significance as a local landmark although maybe recognised by the local community as an example of a villa dwelling that is very 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>	Level of Significance: Moderate
	Explanation: 74 East Street makes a contribution to the continuity and established built character of the street by providing evidence of domestic architectural design and development in this part of Hamilton during the early 20 th century.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: Due to its age, appearance, style, and form 74 East Street has moderate group value as one of a few number of early 20th century double bay villas which are dispersed across Hamilton.

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</i>	Level of Significance: Low
	Explanation: 74 East Street has low technological significance for its use of standard materials and construction techniques for the time period.

<p>early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	
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<h3>e. Archaeological Qualities</h3>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 74 East Street is thought to have been constructed circa 1907-1911, 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.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p> <p>Explanation: 74 East Street is not listed as a historic place with HNZPT.</p>

<h3>f. Cultural Qualities</h3>	
<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p> <p>Explanation: The dwelling at 74 East Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site, likely occupied for over 100 years; but has no commemorative or symbolic significance. It is likely that the place has significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</p>

g. Scientific Qualities

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: Through further documentary research and physical investigations, 74 East Street has some potential to contribute to information about the history and architectural development of the villa styles 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 74 East Street be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

*Alexander Turnbull Library Archives
Hamilton City Council Archives*

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

4.2 Historic Titles, Deeds and Survey References

CT SA1237/69 (1955)
DPS 3114 (1954)
CT SA1064/187 (1953)
DP 37173 (1949)
CT SA933/133 (1949)
DP 7227 (1911)
CT SA187/192 (1911)
CT SA22/182 (1881)

Hamilton City Council Heritage Inventory Assessment Form Draft

74 Lake Crescent

Lake Hamilton, Hamilton



Figure 1: 74 Lake Crescent.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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

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

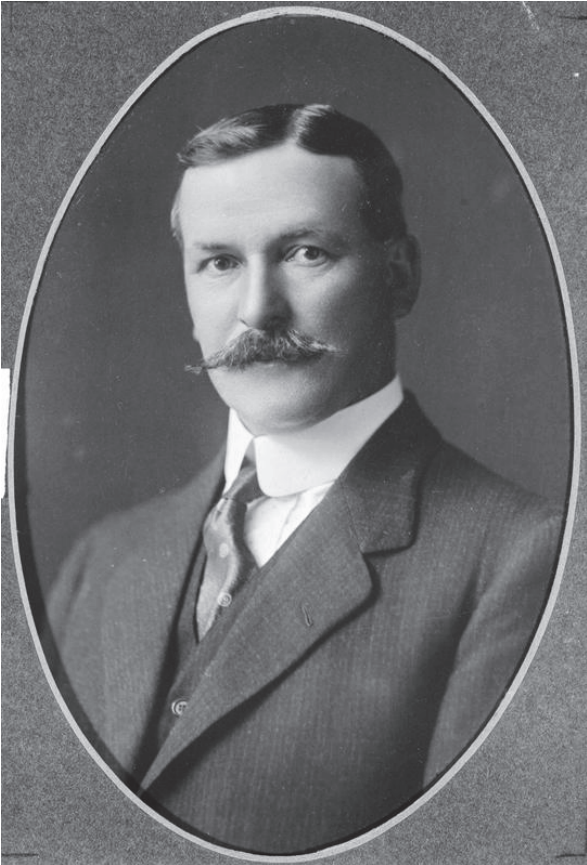


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

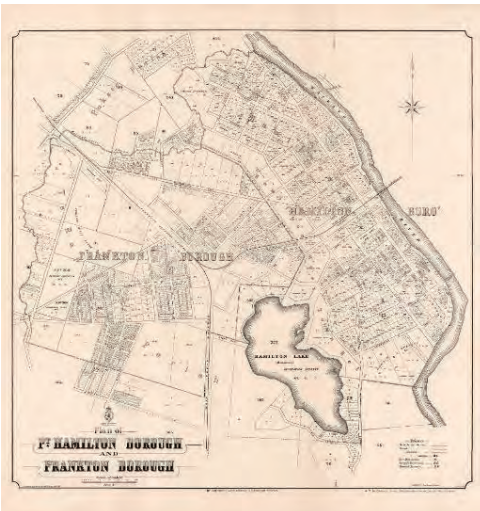


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The oldest available record for the property is an 1877 Crown Grant which awards a large area of land around the southeast and southwest of Lake Hamilton to James Williamson (SA12/255). Williamson sold off the southwestern section of land to Andrew Seymour Brewis in 1905 (SA127/68). Over the next three years Brewis begins to gradually subdivide his estate, including establishing Lake Crescent (SA139/76, SA146/262). In 1910, Brewis sells off a small section of his estate on Lake Crescent to Henry Joseph Wernham (SA164/266). Wernham then conveyed the

section to William Pearse in 1915 (SA241/107) and Pearse then subdivided the section again (Figure 6). Pearse then appears to have sold all six lots to Thomas Holden in 1919 (SA296/232)

By 1920, Holden had sold off the northernmost 3 lots (Lots 4, 5, and 6) and kept the southernmost 3 lots (Lots 1, 2, and 3) (SA300/148). In the same year, Holden transferred Lots 1, 2, and 3 to Elsie Gower, wife of George William Gower, surgeon, and the property would stay in the family for the next 40 years. In the 1960's the property was subdivided into its current form (Figure 7).

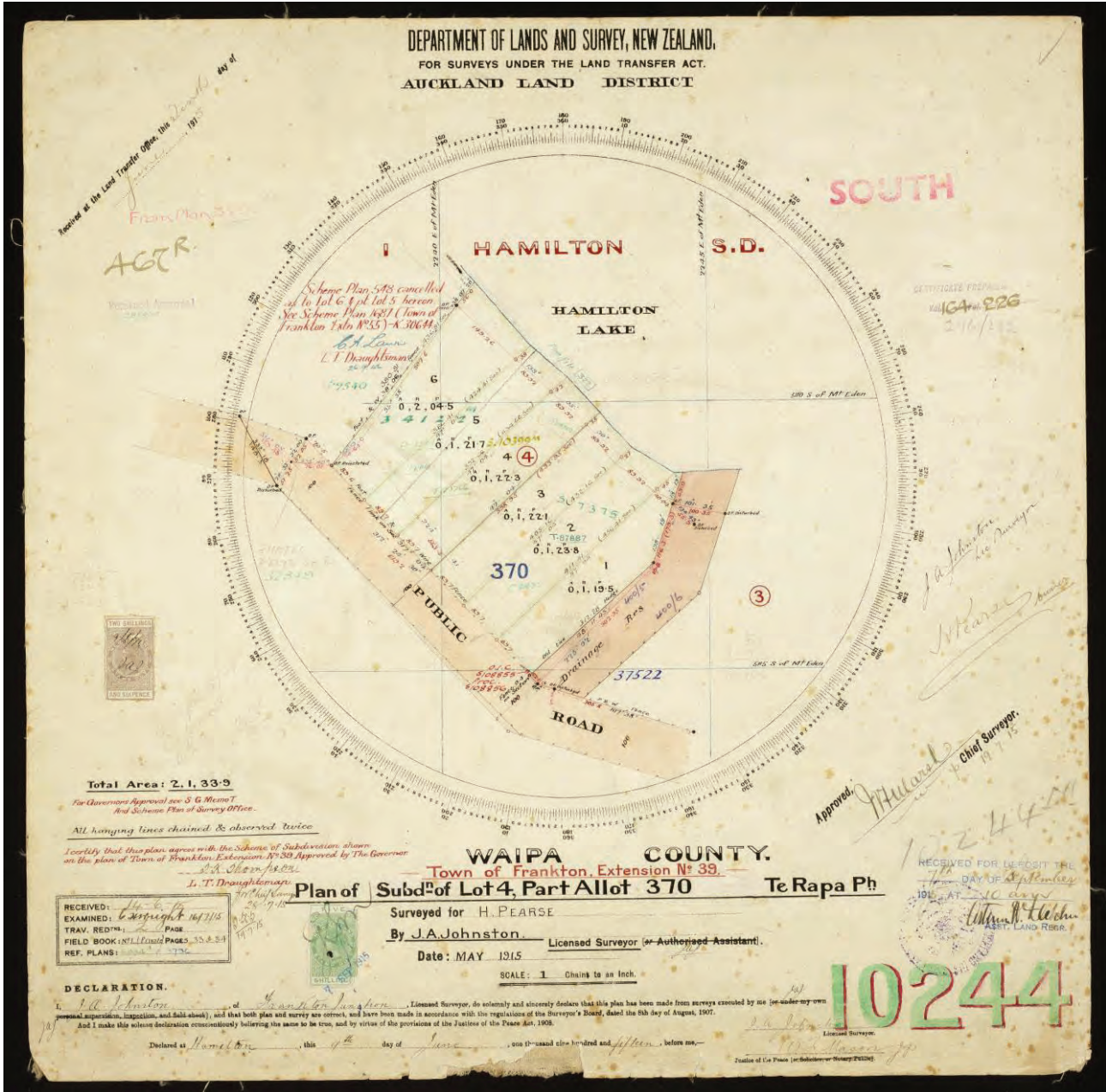


Figure 6: Survey plan for Pearse, 1915, which includes 74 Lake Crescent.
Source: LINZ, DP 10244

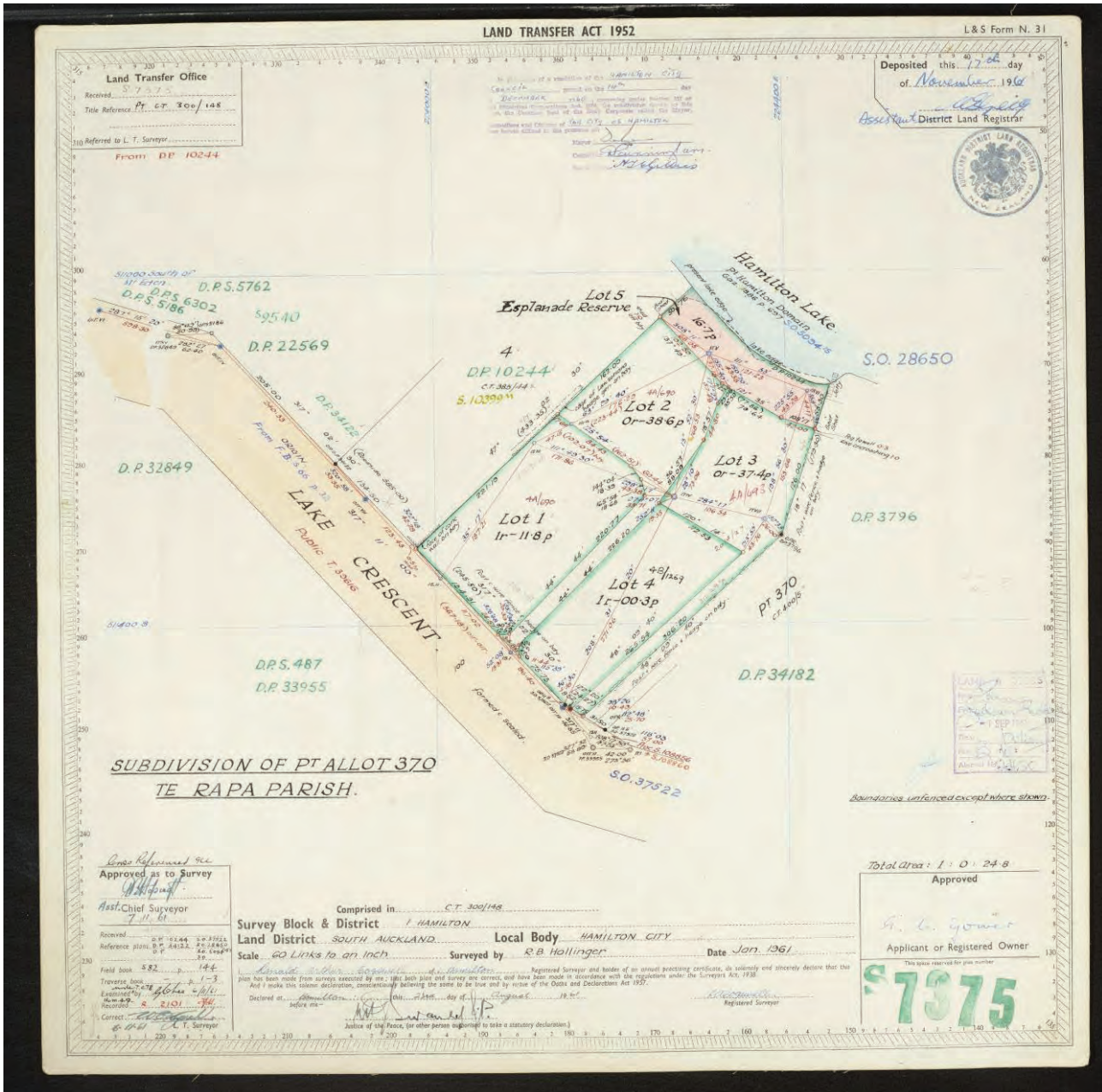


Figure 7: 1961 survey plan showing the subdivision of the Gower property into its current form.
 Source: LINZ, DP 7375

Considering the available Certificates of Title, survey plans, and the extant building itself, the dwelling was most likely constructed around or soon after 1920 when the property was subdivided by Holden and purchased by the Gower family. The architectural style of the building also supports this estimate.

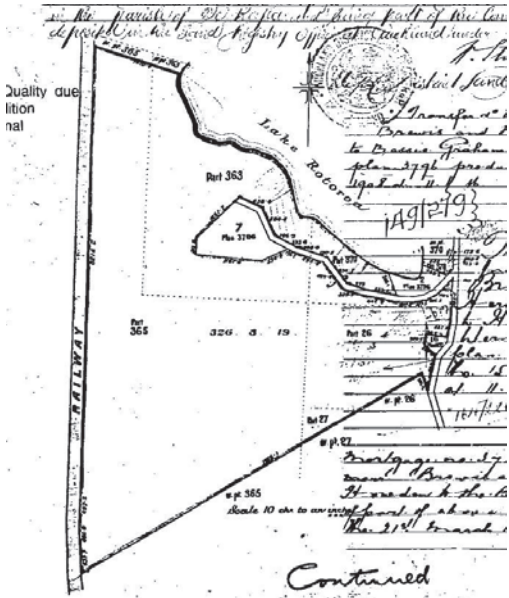


Figure 8: The original section of land owned by Brewis, 1908.
Source: SA146/262



Figure 9: Aerial showing 74 Lake Crescent.
Source: HCC Maps

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the eastern side of Lake Crescent, in the suburb of Lake Hamilton. The surrounding area is entirely residential. The building is obscured from the street due to large trees and vegetation to the edge of the property. A garage, likely built at a later date but inkeeping with the architectural style of the dwelling, also obscures the main building. The residence is better viewed from the waterfront walkway at the edge of Lake Hamilton.

2.2 Property Details

Legal Description: Lot 1 DPS 7375

Parcel ID: 4263725

Current CT: SA19B/946

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 74 Lake Crescent 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

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 10: Drawings by Chapman-Taylor in the English Vernacular, or English Cottage style.
Source: Te Ara



Figure 11: An example of the English Vernacular style.
Source: Wikimedia Commons

74 Lake Crescent is a large two-storeyed house with a brick facades at ground floor and with a large gabled roof forming the first floor. The roof is steeply pitched, with deep eaves and overhang and is clad in Marseille tiles, in keeping with the English Vernacular style. The eaves of the gables have large plain brackets at the ground to first floor junction and at intermediate height. Exposed rafters are also evident to the eaves. There are two large chimneys to either side of the main roof which include corbelled bricks to each side forming a lozenge shape. The chimneys each have traditional lead flashings, a concrete capping and single clay chimney pot.

To either side of the main roof are long dormers, with stucco render and exposed rafters. The dormers incorporate six light casement windows in bays of four along the roof. The external elevations of the gables from first to roof level are clad in a stipple finish stucco render. The gables incorporate casement windows and a corbelled brick string course above the windows. Below the gable windows are timber window boxes with faux rafters as supports. There is another projecting corbelled brick string course forming a step in the gable end between ground and first floor.

Window joinery mainly consists of timber framed casements to all floors. The ground floor windows to the brick facades have recessed double timber casements and brick voussiors and sills. The north elevation ground floor has timber windows with large lower multi-pane casements with small top lights above, the top lights have decorative lead comes to support the glazing.

At ground floor to the east has a moulded timber and or plaster door surround and decorative curved brick wall entranceway. Door joinery is of timber.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: <i>The place has no known associative value with any individual or organisation of historic value.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate significance in terms of historical patterns. The property was gradually subdivided from a large estate and then a residence was built in the popular architectural styles of the time – a process which can be seen all over the region, and the country, in the early 20th century. The property is an unusual large example within Hamilton of domestic architectural development, incorporating the English Vernacular style. The property demonstrates the social effects of the time through the architectural styles adopted by a private owner or developer.</i>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building is of moderate significance as a distinctive and rare example of the English Vernacular architectural style applied to a large dwelling in Hamilton. Whilst functional, the form and scale of the property establishes a large higher status and bespoke appearance.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder are known.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place is an uncommon example of the English Vernacular architectural style applied at this scale at the time of its construction, and has moderate rarity value within Hamilton</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place appears to be relatively authentic, with few in any visible modifications and alterations. The building has retained its significant features from the time of construction.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance for its setting. The 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>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no landmark value as it is not visible from the street.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate continuity value for its contribution to the character of the street. 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 and area.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of few remaining earlier 20th century large English Vernacular dwellings, within Hamilton.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place is a rare example of the use of textured brick and stucco render onto a large two storey home in this area. This is a rare example of this construction technique in 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>

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

Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has low cultural significance for its contribution to a shared sense of identity and history in the local area. The building appears to have had limited modification within almost 100 years with the house and gardens forming a focal point for the historic development of the community.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute knowledge about the history of architectural development in the Hamilton area, due to its rarity 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: 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 74 Lake Crescent be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

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

4.2 Historic Titles, Deeds and Survey References

CT SA12/255 (1877)
CT SA127/68 (1905)
CT SA139/76 (1907)
CT SA146/262 (1908)
CT SA164/226 (1910)
CT SA241/107 (1915)
CT SA296/232 (1919)
CT SA300/148 (1920)
CT SA4A/690 (1965)
DP 10244 (1915)
DP 7275 (1961)

Hamilton City Council Heritage Inventory Assessment Form Draft

78 Cook Street

Hamilton East, Hamilton



Figure 1: 78 Cook 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 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 (Figure 4).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865-66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

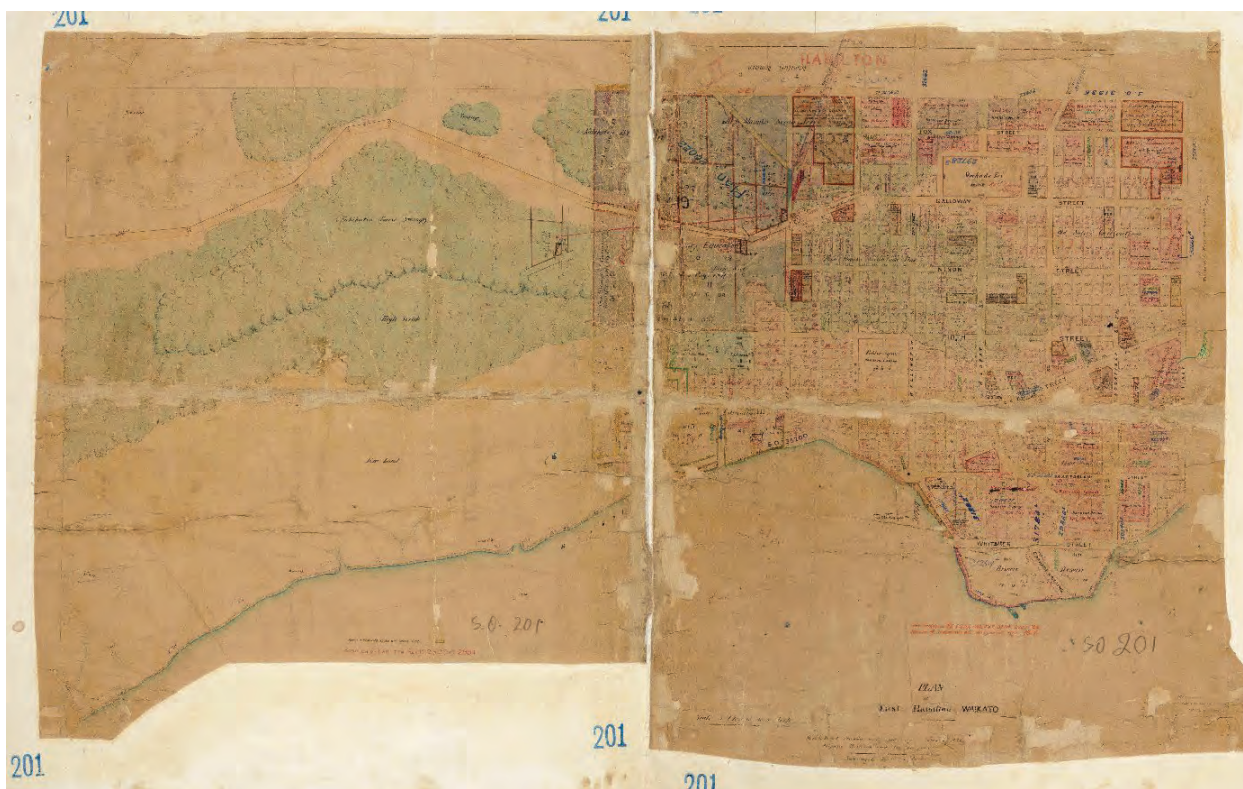


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

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

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

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

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

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

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

Little information is known about the property at 78 Cook Street. It was originally encompassed within Allotment 54 of Hamilton East, a one-acre block that was allocated to T. Cassidy according to Graham's 1864 survey map. The oldest Deeds Index reference for the property (2F.235) confirms that Thomas Cassidy, a local butcher was awarded a crown grant for Allotment 54 in 1867 before mortgaging the land to Aitken in 1877. Many transactions occurred following this, one of note was the conveyance of the land from Hand to Wells in 1909. Wells mortgaged the property in 1909 and 1910, and then had the land surveyed for a subdivision, as seen in the survey plan LT 6529-A (Figure 5). Multiple conveyances occurred following this, as the land was sold as separate lots between 1912 and 1920.

Survey plan LT 6529-A shows existing houses and outbuildings on Lot 4 of the subdivision, and on the neighbouring Allotment 55. The other lots in the subdivision appear vacant.

Lot 9, which contained 78 Cook Street, was conveyed as an individual lot in 1912, from Wells to Sweeney. In November 1912, Sweeney received the first mortgage for the individual property, contained in lot 9 (DI 2F.859). Sweeney then conveyed the property to Watkins in 1913, who received two mortgages in 1919. It is possible that 'Watkins' refers local painter/decorator, E. J. Watkins who is referenced as living on Cook Street on numerous occasions in the Waikato papers from 1917. His wife, Mrs E J Watkins, was the President of the Mine-sweepers Fund, in charge of fundraising in 1918.⁹



Figure 5: Survey plan showing 78 Cook St, Lot 9, dated 1910 (LT 6529-A).
Source: LINZ



Figure 6: Aerial of 78 Cook Street, 2021.
Source: HCC GIS

The current Certificate of Title dates from 1931 and states that 78 Cook Street was transferred to Frederick Albert Johnson at that time. A number of other conveyances and transfers occurred throughout the mid to late 20th century but none of these appear to be of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 78 Cook Street. However, comparing the Deeds Index, Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed between 1912 and 1919, the period during which mortgages were taken out by Sweeney and Watkins. Earlier mortgages taken out by Wells

⁹ *Waikato Times*, Volume 89, Issue 13887, 12 October 1918, Page 4.

are likely associated with the house shown on Lot 4 of survey plan LT 6529-A (now 70 Cook Street) and the subdivision itself.

2. Physical Description

2.1 Setting - Site Description

The property is located on the southern side of Cook Street in Hamilton East. The property has a low-lying picket fence and planting, allowing the dwelling to be seen from the road. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Steele and Galloway Parks.

2.2 Property Details

Legal Description: Part Allot 54 Town of Hamilton East

Parcel ID: 4336720

Current Certificate of Title ref: SA532/299

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 78 Cook 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 78 Cook 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 78 Cook Street is a single storey single bay villa estimated to have been constructed circa 1912-1919. The dwelling has weatherboard cladding and a corrugated steel roof with a bullnose verandah that wraps around the north-western corner of the building. The faceted bay window is typical of later villas, as is the bevel-back profile of the weatherboards. It is not overly ornamental, which is to be expected given the likely construction period, as villas were beginning to transition into bungalows from 1910 onwards. Nevertheless, a number of decorative elements remain, such as verandah fretwork, a finial, modillions, and veranda post decoration. Suspected original brick chimney, and sash windows are also evident. Historic aerials illustrate that the original footprint of the dwelling has remains largely as it was in the 1930s. A small flat-roofed extension can be seen at the west, with casement windows that appear to be modern. However, this appears to be existing in the 1938 aerial photographs, and there are no accessible consent drawings or other documentary evidence to verify alterations.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p> <p>Explanation: 78 Cook Street has associations with locally known individuals in the 19th and early 20th centuries. However, none of these individuals are known to be associated with organisations or events of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 78 Cook Street has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20th century 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.</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>Level of Significance: Moderate</p> <p>Explanation: Due to its design, form, style and ornamentation, 78 Cook Street is of moderate architectural significance as an example of an early 20th century villa at the cusp of the transitional period.</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>Level of Significance: Unknown</p> <p>Explanation: The designer and builder of the dwelling are unknown.</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>Level of Significance: Moderate</p> <p>Explanation: 78 Cook Street is of moderate significance as a surviving example of an intact early 1900's single bay villa with some small modifications. 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>
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: Moderate</p> <p>Explanation: 78 Cook Street is a restored example of circa 1910 villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. Later extensions to the western elevation and suspected alterations reflect changes made for subsequent occupants and mostly retain the original essence of the building.</p>

c. Context or Group Qualities

<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: 78 Cook Street has moderate significance for its setting. The lot has been retained the original site boundaries seen in the 1910 survey LT 6529-A. The front elevation also retains its original street front setting with a low fence allowing good visibility and providing some additional value.</p>
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: 78 Cook Street has low significance as a local landmark although maybe recognised by the local community as an example of a typical older dwelling.</p>
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street,	<p>Level of Significance: Low</p> <p>Explanation: 78 Cook Street makes a contribution to the continuity and established built character of the street by</p>

<i>neighbourhood, area, or landscape.</i>	<i>providing evidence of domestic architectural design and development in this part of Hamilton.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: Due to its age, appearance, style, and setting 78 Cook Street has some group value as one of a number of early 20th century single bay villas which are dispersed across Hamilton East.

d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: The villa at 78 Cook Street has low technological significance for its use of standard materials and construction techniques for the time period.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: 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</i>	Level of Significance: None
	Explanation: 78 Cook Street is not listed as a historic place with HNZPT.

by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 78 Cook Street is not known to be a focus of cultural sentiment or a source of community identity. It provides evidence of historical continuity as a residential site, occupied for approximately 100 years; but has no commemorative or symbolic significance. It is likely that the place has significance to previous and existing occupants, and their descendants, but this does not confer any notable cultural value.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 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 78 Cook 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 2F.235
DI 2F.859
CT SA532/299 (1931)
LT 6529-A (1910)
SO 201 (1912)

Hamilton City Council Heritage Inventory Assessment Form Draft

80 Albert Street

Hamilton East, Hamilton



Figure 1: Bungalow at 80 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property at 80 Albert Street was originally encompassed within Allotment 259 Hamilton East, which was first registered as a Crown Grant owned by James Hackett in 1876 (DI 2F.549). The first mortgage on the property was taken out by Atkinson in 1903. The next mortgages occurred in 1908, when Darke took out two mortgages to Moses. In 1906 Darke entered into a partnership with George Boyes, the well-known Hamilton Land Agent, to operate under the firm name 'George Boyes and Co.'⁹ There are many instances recorded in the local newspapers that show Darke providing evidence in District and Supreme Court claims regarding land sale disagreements in the Hamilton area. When it came time for Darke to leave Hamilton to join the forces as a non-commissioned officer, he chose to celebrate with the Hamilton Bowling club, which shared many toasts to their former president as confirmed in the Waikato Times.¹⁰

Lots 2 and 3 were conveyed in January 1920, which likely indicates the subdivision of Lot 259. The first certificate of title in 1931, indicates that Montague Darke kept Lot 1 as a part Allotment 259. That same year it was once again subdivided into 3 parts (as seen in DP 23936). Following this, Lot 1 was transferred to Albert Wells Chapman, a Hamilton farmer who mortgaged the property in November 1931. Wells was elected multiple times as a trustee for the Woodlands Drainage District and in 1926 submitted a petition to the Minister for Lands for assistance creating an equitable drainage scheme in the Woodlands Swamp area.¹¹

In 1933 Albert Chapman transferred the property to the Presbyterian Church Property trustees. The current CT (SA631/116) indicates that a number of other conveyances of the property occurred throughout the late 20th century, though none of these appear to be of historic significance. It is difficult to estimate the exact construction date of the dwelling at 80 Albert Street; however, comparing the Deeds Index information with the extant building (discussed below), the dwelling was probably constructed in the period between the mortgage by Montague Darke (1908) and the

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

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

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

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

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

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

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

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

⁹ *Waikato Argus*, Volume XX, Issue 3151, 11 April 1906, page 2.

¹⁰ *Waikato Times*, Volume 84, Issue 13220, 9 July 1915, page 4.

¹¹ *Waikato Times*, Volume 101, Issue 16869, 7 August 1926, page 8.

transfer/ mortgage to Albert Wells Chapman (1931), therefore circa 1910-15. As a land agent who was in ownership of the property for ten years, it is likely Darke had the dwelling constructed during his ownership and then sold the land and dwelling at a later date.



Figure 4: A 1931 survey showing the subdivision of Pt Allotment 259 (80 Albert St seen in Lot 1).
Source: LINZ, DP 23936



Figure 5: Aerial showing 80 Albert Street
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 mostly of residential character buildings. The property is delineated by a low-lying picket fence and the front and side elevations of the dwelling can easily be seen from the street.

2.2 Property Details

Legal Description: Lot 1 DP 23936

Parcel ID: 4401069

Current Certificate of Title ref: SA631/116

2.3 Existing Listing/ Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 80 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

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

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

80 Albert Street is smaller type single storey building with subtle bungalow styling, estimated to have been constructed circa 1910-1915. The weatherboard clad building has a symmetrical form with a gable roof clad in corrugated steel and a lightly decorated central porch with symmetrical projecting bay windows to either side. Typical bungalow features can be seen in the square columns of the porch and the porch roof which has overhanging eaves and exposed 'fingers'. The bungalow has retained its original timber-framed window and door joinery, as well as its delicate brick chimney. Timber cladding is applied horizontally to the main elevations with vertical base boards. The projecting bay windows have small canopies above with exposed fingers and feature lead lighting at the tops of their triple windows.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 80 Albert Street has associations with locally known individuals in the 19th and early 20th centuries, notably Albert Wells Chapman Woodlands Drainage District trustee, and Montague Darke, partner in the Land Agent company 'George Boyes and Co' who were involved in many Waikato court cases regarding land disputes in the early 1900s.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 80 Albert Street has moderate significance with regard to historical patterns in the local area. Likely built after the turn of the 20th 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: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 80 Albert Street is of moderate significance as a surviving example of this style of early residential timber bungalow commonly built in the 1910's -1930's from local materials in and around Hamilton. The bungalow style was functional but with subtle ornamentation and signified a move away from pre WWI fashions in domestic architecture. The place provides an example of a typical period in residential housing provision and construction of the time.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p> <p>Explanation: The builder of the dwelling is unknown.</p>

<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 80 Albert Street is of moderate significance as a surviving example of an intact early 1910's-1920's smaller residential timber bungalow. Although it became a more common building typology from this time, this building is now a rare unmodified 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>Level of Significance: Moderate</p>
	<p>Explanation: 80 Albert Street is a well-preserved example of an early bungalow, of this smaller scale and more subtle style in Hamilton and is still mostly in its original form.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 80 Albert Street is located on the southern side of Albert Street in Hamilton East and is visible to the streetscape, giving it moderate value in terms of its setting. The property appears to have retained its original setting and boundaries as seen in DP 23936.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Albert 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><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Albert 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 property retains its original setting 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</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Albert Street has some group value as one of a number of early 1900's weatherboard smaller and subtly detailed bungalows, with moderate integrity, dispersed across Hamilton.</p>

the place, group and landscape or extend its significance.	
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d. Technological Qualities

<i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Low
	Explanation: 80 Albert Street has low technological significance. The construction materials, detailing and resources required for construction were becoming more typical of domestic construction in Hamilton at the time of being built.

e. Archaeological Qualities

<i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: Although the building at 80 Albert Street is thought to have been constructed after 1908, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: 80 Albert Street is not listed as a historic place with HNZPT.

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or	Level of Significance: Low
	Explanation: Built in between circa 1915-1920, the bungalow makes a contribution to the continuity and sense of place of the area, as a residential site, occupied for approximately 100 years. Aside from this, the property

<p>historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>appears to have no known specific cultural significance to the local community.</p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute information regarding historic bungalow construction via research of documentary records associated with the place as well as future physical and archaeological investigations.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 80 Albert Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

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 2F.549

CT SA535/246 (1931)

CT SA631/116 (1931)

DPS 23936 (1931)

Hamilton City Council Heritage Inventory Assessment Form Draft

80 Rimu Street

Maeroa, Hamilton



Figure 1: Art Deco styled residence at 80 Rimu Street.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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



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

The property at 80 Rimu Street is located in Maeroa. The oldest record relating to the property is a Certificate of Title dated to 1909 which gives James Harwood as the owner of a large section of land in the northern suburbs of Hamilton (SA155/229). In the same year, Harwood sold the land to John Frederick Vercoe, who proceeded to subdivide the section with a formal survey plan drawn up in 1912 (DP 7753, Figure 3).

Lots 9-15 of the subdivision fronting onto Rimu Street were sold to John Gourley in 1921 (SA320/55). Lot 11, which would eventually become 80 Rimu Street, was sold to Ellen Cox Wallace, wife of Gordon Joiner Wallace – carpenter, in 1939 (SA712/177). The Wallace's would own the property until 1955 when the property was conveyed via transmission after Ellen's death and split into three equal shares with her widowed husband owning one of the three shares. A number of other conveyances are also recorded in the latter half of the 20th century, but none are of historic significance.

Considering the available certificates of title, survey plans, and the extant building itself, the structure was likely built in or soon after 1939 when Wallace purchased Lot 11 from Vercoe.

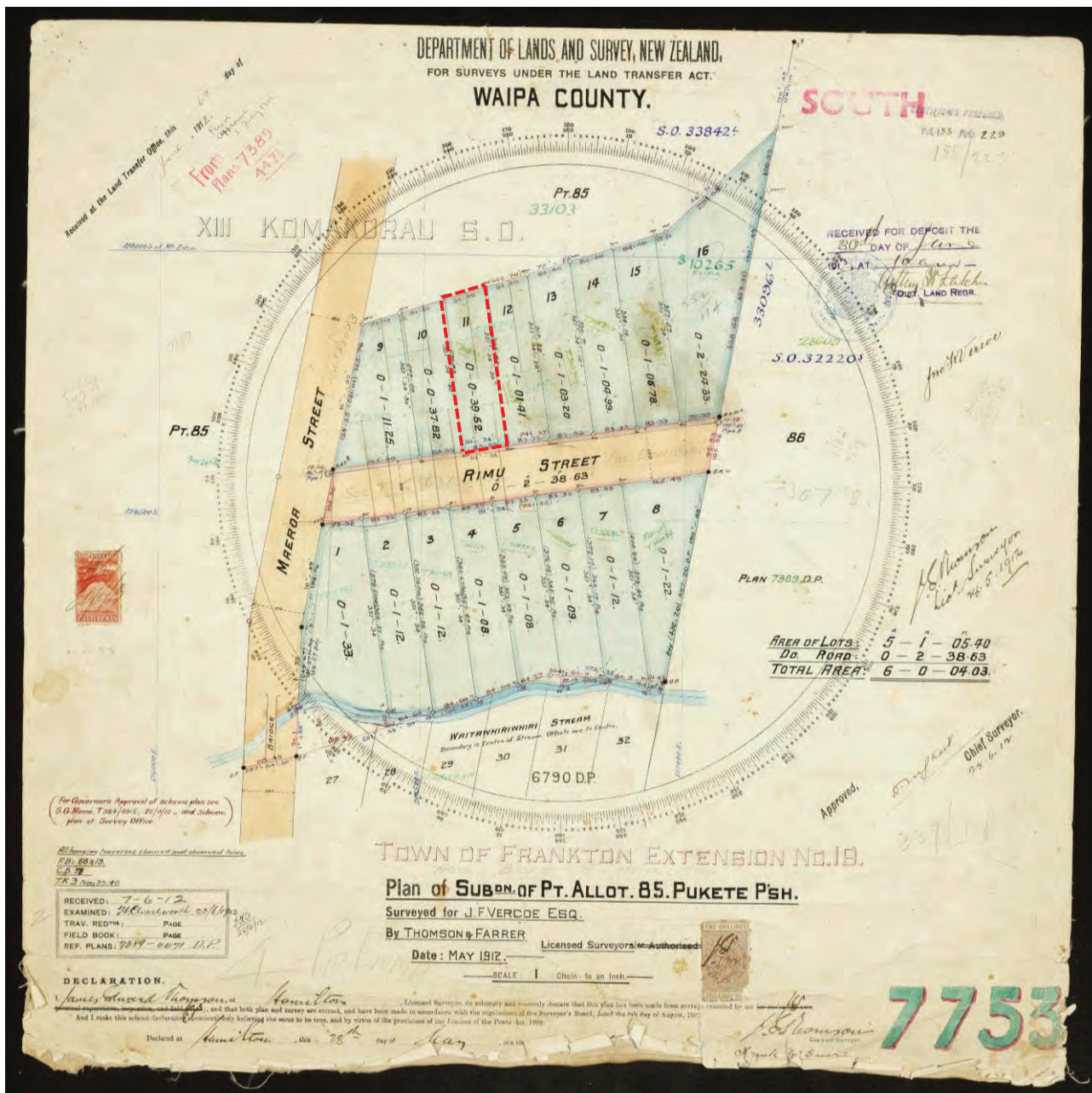


Figure 3: Survey plan showing the subdivision of land for J. F. Vercoe in 1912, with Lot 11 (which would become 80 Rimu Street) indicated.

Source: LINZ, DP 7753

2. Physical Description

2.1 Setting - Site Description

The site is located on the northern side of Rimu Street in the suburb of Maeroa. The surrounding area consists mostly of residential buildings with a few small-scale commercial buildings located at street corners. The building is easily visible from street view.

2.2 Property Details

Legal Description: Lot 11 DP 7753

Parcel ID: 4426313

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 80 Rimu 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 80 Rimu Street can be described as a combination of the Art Deco and Moderne styles with Spanish Mission influences, constructed c. 1939.

The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great '*Exposition Internationale des Arts Decoratifs et Industriels Modernes*' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress.

Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WWII. The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance.

The 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 rendered exterior walls, tiled roofs and fascias blended with parapets, the use of columns or colonnades, and sculpted wing walls or buttresses.



Figure 4: 'Typical' examples of Art Deco styled buildings.
Source: Various



Figure 5: 'Typical' examples of Spanish Mission styled buildings.
Source: Various

80 Rimu Street has many of the features common the Art Deco and Moderne styles, with subtle features of the Spanish Mission style. The main roof of the building is concealed by a parapet, and features horizontal banding which is typical of Art Deco / Moderne. The casement windows with diagonal glazing bars, and the arched and feature windows with leaded glass, are also a feature commonly found in Art Deco dwellings.

However, the unusual asymmetrical gable projecting from the front façade, which provides the building's entrance, and features a tiled roof is more typical of the Spanish Mission style. The sculpted buttresses to the front walls, and the similarly formed parapets that connect the gable with the garage on the front, and are used to articulate the stepping-down of the parapet on the sides, are also more in the style of Spanish Mission.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place has no known association with individuals or groups of historic significance.</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>80 Rimu Street 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 1900's, and sold off into private ownership where new owners would build dwellings in the favoured architectural styles of the time.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>80 Rimu Street is of moderate architectural significance as a unique example of the Art Deco and Moderne styles featuring Spanish Mission influences. The asymmetrical gable projecting from the front of the building, and the sculpted buttresses and stepped parapet are particularly distinctive features of what is otherwise a relatively simple Art Deco / Moderne design.</i></p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: <i>The architect and builder of the dwelling are unknown. However, the unusual form of the building suggests that it is likely that a designer was involved.</i></p>
<p><i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: <i>80 Rimu Street has high rarity value as a bespoke dwelling built in a blend of Art Deco / Moderne and Spanish Mission styles.</i></p>

<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building appears to have retained the significant features from the time of its construction. Additions or alterations at the rear of the building have not compromised the overall integrity of the building to a significant extent.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property at 80 Rimu Street has moderate significance for its setting. The street-facing part of the property has not changed significantly since the dwelling was built, with subdivisions of the section occurring at the rear.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Rimu Street has some landmark value as a highly visible building of unusual design which is likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 80 Rimu Street makes a contribution to the continuity and established built character of the street by providing evidence of early to mid-20th century architectural design in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 80 Rimu Street has moderate group value as one of a number of Moderne / Art Deco dwellings in the area. The building is set amongst other small residential dwellings of a similar age within the streetscape, with some similar features, reflecting the time in which the area was opened up for development.</p>

d. Technological Qualities

<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Rimu Street has some technological significance for its use of materials and construction techniques which were commonplace at the time.</p>

<p>early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	
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<h3>e. Archaeological Qualities</h3>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p> <p>Explanation: 80 Rimu Street is not listed as a historic place with HNZPT.</p>

<h3>f. Cultural Qualities</h3>	
<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p> <p>Explanation: Built in the mid 20th century, the dwelling makes a contribution to the sense of place and shared community identity of the area. It may have significance to past occupants and their descendants. Its specific significance to the local community is not known.</p>

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

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 80 Rimu 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 SA155/229 (1909)
CT SA320/55 (1921)
CT SA712/177 (1939)
DP 7753 (1912)

Hamilton City Council Heritage Inventory Assessment Form Draft

80 Wellington Street

Hamilton East, Hamilton



Figure 1: Villa at 80 Wellington 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.

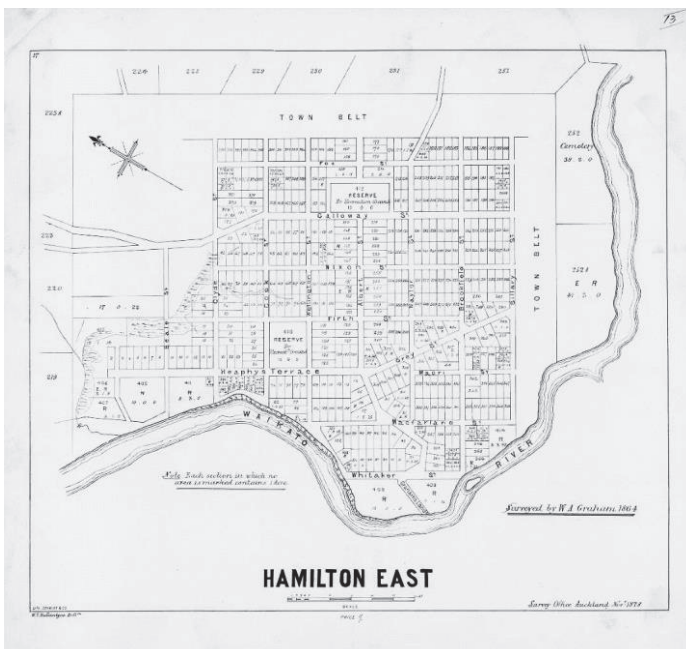


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864. Source: ATL



Figure 3: Survey of Hamilton East, 1921. Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵

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

Wellington Street, in Hamilton East, appears in historic newspaper archive searches as early as 1874, and is evident on the 1864 map showing the one-acre allotments for militiamen of the 4th Waikatos Regiment. 80 Wellington Street was initially part of allotment 153, which had been awarded to 'P. Guilfoyle' in April of 1875. A Deeds Index reference (DI 2F.505) shows that Guilfoyle conveyed the land to Follard the next month in May 1875.

Follard retained the property for the next 25 years and then conveyed the land to Vowless in 1900. Vowless then conveyed the land to Fisch in 1907. Fisch then conveyed the land to Owens in March of 1915 with a reference to a new Deeds Index (DI 2F.608) which states that Owens conveyed the land to Gallagher in November 1919.

The property was then acquisitioned by the King from Gallagher in November 1929, before then being conveyed to Thompson within a few days. The documentation was then transferred to a certificate of title under the Land Transfer Act, and shows George Wilson Thompson, manufacturer, as the owner, and is dated 1931 (SA535/203). The property was then conveyed numerous times over the next few decades.

It is difficult to estimate the exact construction date of the dwelling at 80 Wellington Street; however, comparing the certificate of title and survey plan information with the extant building early corner bay villa (discussed below), the dwelling was likely constructed sometime after the property was transferred to Vowless in 1900, and prior to the conveyance to Fisch in 1907. An estimate of a construction date of circa 1905 would be reasonable on this basis of assessment.

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

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

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

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

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

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

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

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



Figure 4: Survey plan, dated 1972. 80 Wellington Street is to the left of the indicated 'Lot 1'.
Source: LINZ



Figure 5: 80 Wellington Street.
Source: HCC GIS

2. Physical Description

2.1 Setting - Site Description

The property is located on the southern side of Wellington Street in Hamilton East. The surrounding area is entirely residential. The building is highly visible from the street with a low picket fence to its street front. The property is surrounded by its assumed original gardens. The property appears to have not been subdivided since 1924.

2.2 Property Details

Legal Description: Part Allot 153 TN OF Hamilton East

Parcel ID: 4357025

Current CT: SA535/203

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 80 Wellington 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 1188 Victoria Street belongs to the early bay villa archetype, at a transition point between cottage to square villas and the emergence of the bay villa. The dwelling can be described as an early corner villa with flush gables.

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.

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. A development of the square villa was seen with the addition of a single projecting flush gable to the front façade with basic fascia ornament, along with a veranda (Figure 7 - right).



Figure 6 – Examples of early 'square' villa (left) and 'Bay' villa (right), built between 1880-1900.
Source: "The New Zealand Villa: Past and Present" Di Stewart 2nd Ed. 2002

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 later bay 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 80 Wellington Street is an increasingly rare early corner bay villa estimated to have been constructed circa 1905. In plan, the dwelling follows the form of a corner bay villa, which is mostly symmetrical with a lean-to area at the rear. There are two flush gables at right angles to each other to the north and west.

The building has a hipped roof clad in corrugated metal and the exterior is clad in horizontal plain weatherboards. The gables have small finials and plain fascias with fish scale shingles to the gable ends. The gables retain their finials. Roof eaves are undecorated.

Between the gables is a verandah with a bullnose roof that faces north onto Wellington Street and west at its return. The verandah retains its decorative brackets and fretwork and the verandah posts themselves are slightly moulded. The west elevation beneath the verandah has received modification with a later casement window with fixed and top opening light, and non-original door access.

The windows are mainly timber-framed double hung sash units. Both main corner gables feature twin double hung sash window units. The front gable window has an additional top light to each unit with decorative cross framed window bars. The door joinery is of timber. The front door and frame is in three bays with side lights and a large top light.

The aerial of the property indicates there is a lean to addition, at the rear of the house. There is a large separate garage to the south east 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>Level of Significance: None</p> <p>Explanation: 80 Wellington Street has associations with locally known individuals in the 19th and early 20th 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>Level of Significance: Moderate</p> <p>Explanation: 80 Wellington Street has moderate significance with regard to historical patterns in the region, in the late 19th 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 demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p> <p>Explanation: 80 Wellington Street is of high significance as a surviving example of the type of early residential corner villas that were not commonly built in the late 1800's and early 1900's in Hamilton. Its plain corner bay design was an early development in the villa typology. Its form, design and minimal ornamentation give it high architectural significance.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: The builder of the dwelling is unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p> <p>Explanation: 80 Wellington Street is of high significance as a surviving example of an intact early corner bay villa. 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 non-recognition.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p> <p>Explanation: 80 Wellington Street is a well-preserved example of late 19th or early 20th century architecture in Hamilton and is still highly intact with its significant features. Later extensions and alterations reflect changes made for subsequent occupants; however they have a low impact on the overall integrity of the dwelling.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 80 Wellington Street is located on the southern side of Wellington Street in Hamilton East and is visible to the street, giving it moderate value in terms of its setting. The site does not appear to have been subdivided. The property is set back from the roadway on what is assumed its original position which adds to the setting value.</p>
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<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Wellington Street has some significance as a local landmark which is likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 80 Wellington Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton. The property and its plot have not been largely altered since construction thereby providing moderate local continuity value.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, and setting 80 Wellington Street has moderate group value as one of a small number of late 19th or early 20th century corner bay villas which are dispersed across Hamilton.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 80 Wellington Street has some technological significance for its use of standard materials and construction techniques for the time period.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The building was likely to have been constructed circa 1905. 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</p>

<p>events through investigation using archaeological methods.</p>	<p>may also have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p> <p>Explanation: 80 Wellington Street is not listed as a historic place with HNZPT.</p>

<p>f. Cultural Qualities</p>	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The building makes a contribution to the continuity and sense of place of the local area, as a domestic dwelling occupied for approximately 120 years or more.</p>

<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has the potential to contribute to information about the development of architectural building practices in the late 19th and early 20th century in the Hamilton area.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 80 Wellington 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 2F.608
DI 2F.505
CT SA535/203
DP 17627

Hamilton City Council Heritage Inventory Assessment Form Draft

83 Cook Street

Hamilton East, Hamilton



Figure 1: 83 Cook 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 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 (Figure 4).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

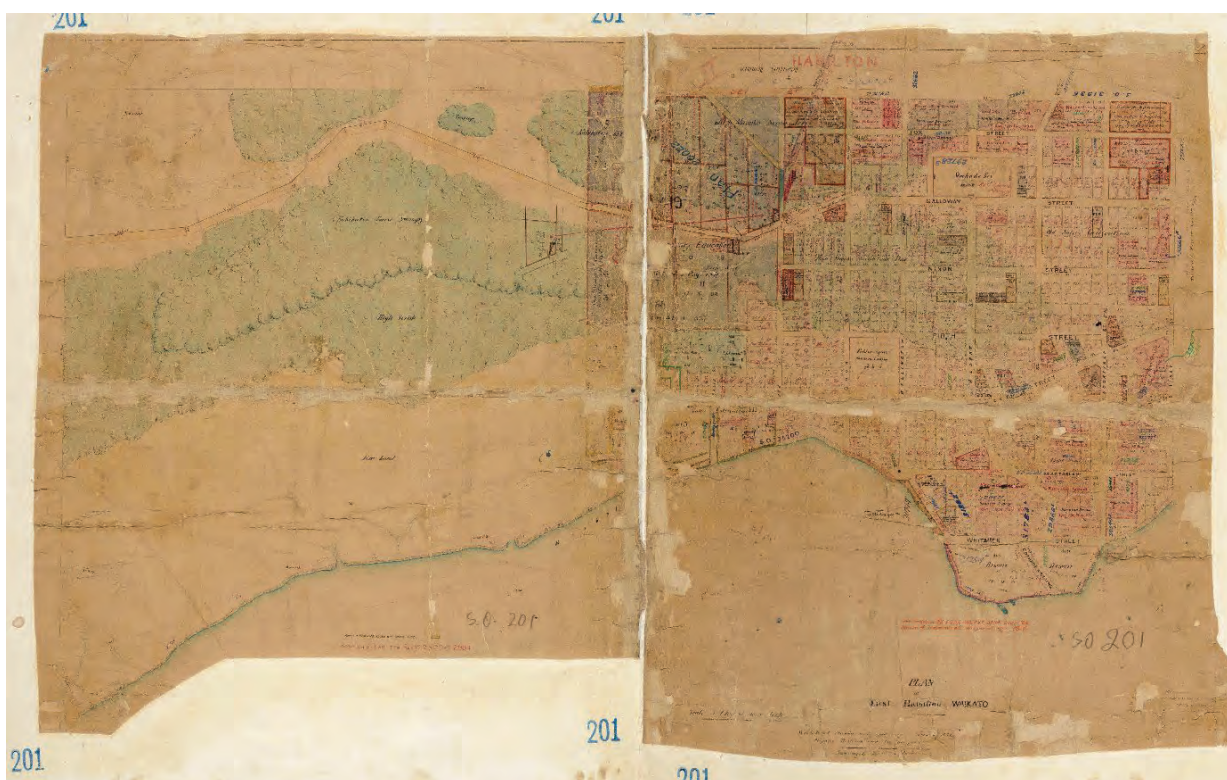


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

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

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

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

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

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

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

Little information is known about the property at 83 Cook Street, as the Certificates of Title cannot be traced further back than 1918, and there are no Deeds Index references. It was originally encompassed within Allotment 51 of Hamilton East, a one-acre block that was marked as a 'Church Site' according to the 1864 survey map drawn up by William Australia Graham. The traceable Certificate of Title for the property (SA284/251) states that the General Trust Board of the Diocese of Auckland, owned Allotment 51 in 1918. A 1919 survey (DP 13362) shows that the Diocese surveyed and subdivided Allotment 51 into four sections. These sections are largely in keeping with boundaries of today's extant properties, with 83 Cook Street being Lot 1 (Figure 5) situated on the corner of Cook and Galloway Streets.

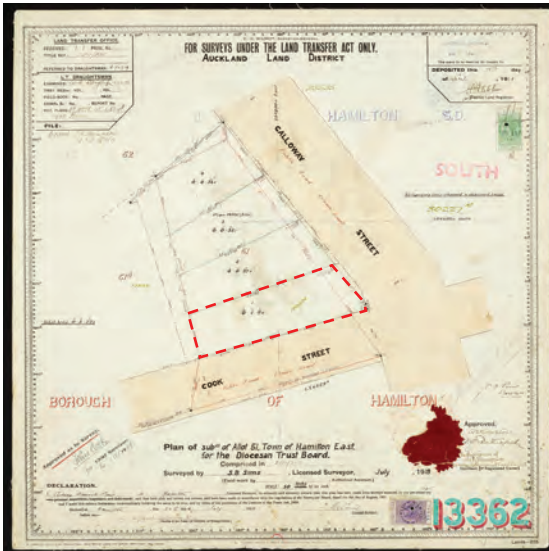


Figure 5: Survey plan including 83 Cook St, seen on Lot 1, dated 1919 (DP 13362).
Source: LINZ



Figure 6: Aerial of 83 Cook Street, 2021.
Source: HCC GIS

Builder William James Clague leased Lot 1 from the General Trust Board for 21 years from January 1921, and then mortgaged it in 1923.⁹ This transaction was repeated again on the 1964 Certificate of Title, allowing Clague to renew his lease for a period of 21 years in 1963 and 1986 (SAA3A/861). W.J. Clague features in the *Waikato Times* from 1926, advertising for skilled tradesmen to join his business, that specialised brick and concrete work.¹⁰ In 1928, Clague advertised for carpenters, to apply at "corner Cook and Galloway Streets", referring to the property at 83 Cook Street.¹¹ Throughout the early to mid-1900s Clague was awarded multiple contracts, some of note were the construction of the Rugby Park roof (1927),¹² the Bank of New Zealand Branch on the south east corner of Victoria and London Streets (1929),¹³ laundry block extensions to Waikato Hospital (1929),¹⁴ Cambridge Primary School buildings (1949).¹⁵

⁹ *Waikato Times*, Volume 99, Issue 16688, 2 January 1926, Page 1.

¹⁰ *Waikato Times*, Volume 101, Issue 16886, 28 August 1926, Page 5.

¹¹ *Waikato Times*, 28 November 1922

¹² *Waikato Times*, Volume 102, Issue 17104, 18 May 1927, Page 2.

¹³ *Waikato Times*, Volume 105, Issue 17750, 29 June 1929, Page 7.

¹⁴ *Waikato Times*, Volume 106, Issue 17892, 12 December 1929, Page 8.

¹⁵ *Waikato Independent*, Volume XLV, Issue 6214, 11 March 1949, Page 4.



Figure 7: Bank of New Zealand on the corner of Victoria and London Streets, constructed by WJ Clague, circa 1949.
Source: Hamilton City Libraries, HCL_09908.



Figure 8: Bank of NZ Hamilton North Branch
Source: Hamilton City Libraries, HCL_05109

The current certificate of title (SA44B/962) shows that 83 Cook Street (House 1) became a cross leased section in 1989, with the owners having a half share of the land.

It is difficult to estimate the exact construction date of the dwelling at 83 Cook Street. However, comparing the Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed circa 1921-1923 by William James Clague when he first mortgaged the property. This may be corroborated by Clague's advertisement for carpenters to apply to him at "corner Cook and Galloway Streets" in 1922, indicating either that he was looking for carpenters to build on that site or, that he was already in residence there. As there is no Certificate of Title prior to 1918, and there are no other earlier sources of information about the property, it is difficult to ascertain whether there may have been a dwelling on site prior to this.

2. Physical Description

2.1 Setting - Site Description

The property is located on the northern corner of Cook Street and Galloway Street, a prominent site in Hamilton East. The bungalow has a low-lying picket fence on the Cook Street side and large planting blocking it from view on the Galloway Street side. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Steele and Galloway Parks.

2.2 Property Details

Legal Description: Lot 1 DP 13362

Parcel ID: 4502172

Current CT: SA44B/962, SA44B/961

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 83 Cook 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 83 Cook Street is a large single storey building, with features of the Californian bungalow, estimated to have been constructed during the early 1920s.

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

Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and usually an asymmetrical form which features a curving bay window to one side of the front street facing elevation. Other typical configurations can include a decorated central porch with symmetrical projecting bay windows to either side. The traditional bungalow typically has a verandah to the street facing elevation, and - most prominently - almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are also used), with timber frame joinery, and brick chimneys. Lead light windowpanes are also a common feature of this archetype, as is the use of shingles for cladding (Figure 9).





Figure 9: 'Typical' bungalows.
Source: Various

The property at 83 Cook Street is framed by a low picket fence and hedge. The pedestrian entrance to the property is from Cook Street, via a gate that leads to a freestanding wooden pergola with tapered columns, guiding people to the front porch.

In plan, the weatherboard clad building has an asymmetrical form with a strong horizontal axis running parallel to Cook Street. The horizontality is further emphasised by the low roof pitch. There are two projecting gables, one each facing towards Cook and Galloway Streets, acknowledging the setting of the prominent corner site.

The dwelling also features a deep entrance porch with square columns and geometric decoration in the bungalow style. Other typical bungalow details include the overhanging eaves with exposed fingers (or rafter-ends), casement windows with coloured arctic glass fanlights (or top panes), and latticed dormer ventilators with petite feature sidelights in each of the main gable-ends. The Galloway Street elevation features a box bay window, also with exposed fingers. The gables have bell-cast overhangs with pairs of mutules. The bargeboards have scalloped ends, and two original pale brick chimneys with very distinctive capping details are visible above the roofline.

The small lean to on the southwest side of the dwelling is in keeping with the bungalow style but is subtly different from the rest of the building, indicating that it is an addition. This can be seen in the colour of the brick chimney changing from a light yellow to a brighter red brick, and the sill height of the casement windows, which also have no fanlights.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: High</p> <p>Explanation: 83 Cook Street has associations with locally known individuals in the 19th and early 20th centuries, notably William James Clague, Hamilton Builder, who was involved in the construction of multiple public buildings such as, the Rugby Park roof (1927), the Bank of New Zealand Branch on the south east corner of Victoria and London Streets (1929), laundry block extensions to Waikato Hospital (1929) and Cambridge Primary School buildings (1949). Clague was well known in Hamilton and the wider Waikato region at the time he was in business.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 83 Cook Street has moderate significance with regard to historical patterns in the local area. Likely built after the turn of the 20th 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,</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 83 Cook Street is of moderate significance as a surviving example of this style of early residential timber bungalow commonly built in the 1920's from local materials in and around Hamilton. The bungalow style was functional but with subtle ornamentation and signified a move away from pre-WWI fashions in domestic architecture. The place provides an example of a typical</p>

<i>period, craftsmanship, or other design element.</i>	<i>period in residential housing provision and construction of the time.</i>
<i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: The designer and builder of the dwelling are unknown. It is possible that the dwelling was built by William James Clague who was the leaseholder of the property when the house is estimated to have been constructed, and who remained there for several decades. According to contemporary reports, Clague's specialities were brick and concrete work; however, this does not mean he would not have turned his hand to constructing a timber-frame building. His advertisement for carpenters in 1922, requesting their applications to "corner Cook and Galloway Streets", may be directly associated with the building's construction.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate
	Explanation: 83 Cook Street is of moderate significance as a surviving example of an intact early 1920s timber bungalow. Although it became a more common building typology from this time, this building is now a rare and relatively unmodified example of its type 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.	Level of Significance: Moderate
	Explanation: 83 Cook Street is a well-preserved example of a large bungalow in Hamilton and is still mostly in its original form. Later extensions to the southwest of the dwelling reflect changes made for subsequent occupants and lower its integrity. However, the overall design and building footprint largely retains the original essence of the building.

c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: 83 Cook Street has moderate significance for its setting. The lot has been built on to the west, losing part of the original site layout. However, the site is on a prominent corner at the intersection of Galloway and Cook Streets, with the elevations retaining their original setting and providing some value.
	Level of Significance: Low

<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Explanation: 83 Cook Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical larger bungalow dwelling, particularly as it is prominently positioned on a corner site.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p> <p>Explanation: 83 Cook Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and vernacular architectural design of its time in this part of Hamilton. The property retains its original setting 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>Level of Significance: Low</p> <p>Explanation: 83 Cook Street has some group value as one an early 1920s bungalow with moderate integrity, dispersed across Hamilton. The surrounding streetscape features single storey buildings of varying ages and styles.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological -</i> The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p> <p>Explanation: 83 Cook Street has low technological significance. The materials, techniques and resources used were typical of domestic construction in Hamilton at the time.</p>

<p>e. Archaeological Qualities</p>	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p> <p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or</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>Level of Significance: None</p> <p>Explanation: 83 Cook 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>Level of Significance: Low</p> <p>Explanation: Built in the 1920s, the bungalow makes a contribution to the continuity and sense of place of the area, as a residential site, occupied for approximately 100 years. It is likely that the place has significance to previous and existing occupants, and their descendants, particularly descendants of Clague. Aside from this, the property has no known specific cultural significance to the local community.</p>
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g. Scientific Qualities

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

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

a) Historic Qualities:	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 83 Cook 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

LT 6529-A (1910)
SO 201 (1912)
CT SA284/251 (1918)
SO 19991 (1918)
DP 13362 (1919)
CT SA3A/861 (1964)
DPS 46157(1987)
CT SA44B/962 (1989)

Hamilton City Council Heritage Inventory Assessment Form Draft

84 Albert Street

Hamilton East, Hamilton



Figure 1: Villa at 84 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865-66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

The property at 84 Albert Street was originally encompassed within Allotment 258 Hamilton East, which was first registered as a 1-acre Crown Grant owned by William O'Brien, a private in the 4th Waikato Militia, in 1866 (DI 2F.708). In 1901, William O'Brien was given public notice by the Magistrates Court for owing the Mayor and Borough Council a sum of money for his rates during 1900-1901. This fine was,

*'nine shillings and one penny in respect of allotment 258 of the town of Hamilton East.'*⁹

The following year, there was an advert in the Waikato Argus that disclosed that Lot 258, owned by William O'Brien, would be sold at auction under instructions by the Registrar of the Supreme Court.¹⁰

The first mortgage on the property was from Potter to the Onehunga building Society in 1907. Multiple conveyances occurred following this and the next mortgage to the land occurred in 1910, by Davies. During 1920, the land was conveyed to Tattley and who likely subdivided it into two sections, as seen in the Deeds Plan on DI 2F.708. Deeds Index 3F.94 illustrates that Part Allotment 258 was conveyed from Tattley to Frost in 1920

The first certificate of title (SA535/268) shows William Yates Kirkman, Hamilton superintendent, as the owner of part allotment 258, in 1931. Kirkman appears in the Waikato papers multiple times throughout the early 1900's as an expert witness around dairy farming issues due to his role as the Superintendent of the NZ Co-operative Dairy Company in Hamilton. Court cases of the note that involved Mr Kirkman were an accusation of suppliers skimming milk/ adding water to milk before

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

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

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

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

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

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

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

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

⁹ Waikato Argus, Volume X, Issue 902, 13 March 1901, Page 4.

¹⁰ Waikato Argus, Volume XII, Issue 1282, 19 June 1902, Page 3.

selling them to the NZ Co-operative Dairy Company in 1935,¹¹ and the application for a Dominion Award for dairy workers (increased wages) in 1937.¹²

In August 1950, Part Allotment 258 was surveyed by T. A. Kenny and subdivided into two lots (DPS 359). The land on which 84 Albert Street was situated became Lot 1 DPS 359 and was transferred to Ivo Hillary Grice in 1951 (SA989/162). Many conveyances occurred throughout the late 20th century, with not many being of historic significance. However, the property (Lot 1 DPS 359) was further subdivided in 1997, with 84 Albert Street becoming Lot 1 DPS 78649 under a separate title (SA62C/104) in 1998.

It is difficult to estimate the exact construction date of the dwelling at 84 Albert Street; however, comparing the certificate of title and deeds index information with the extant building (discussed below), the villa was likely constructed circa 1907, after the first mortgage by Potter. Although the subdivision of land can be an indicator of dwelling construction, it is unlikely that the villa was constructed circa the 1920s subdivision, as single faceted bay villas were generally constructed between 1900-1915.

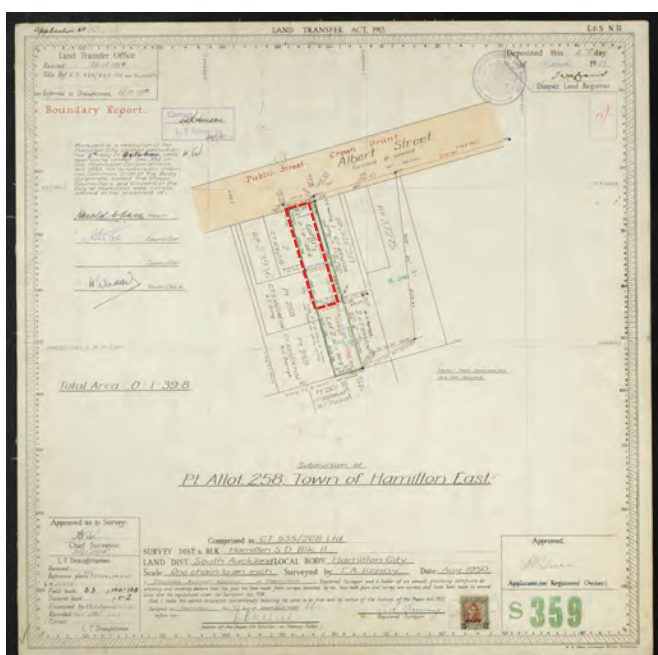


Figure 4: The subdivision of Part Allotment 258, 84 Albert Street on Lot 1 in 1950.
Source: LINZ, DPS 359



Figure 5: Aerial showing 84 Albert Street surrounded by dense vegetation.
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, with dense vegetation at the street-facing edge of the property which partially blocks the building from the street. The surrounding area largely consists of residential dwellings (mostly early 1900s villas,

¹¹ *Waikato Independent*, Volume XXXV, Issue 3391, 5 December 1935, Page 5.

¹² *Thames Star*, Volume LXVI, Issue 20168, 19 November 1937, Page 3.

bungalows, and cottages) and recreational spaces, such as Galloway Park at the end of Albert Street.

2.2 Property Details

Legal Description: Lot 1 DPS 78649

Parcel ID: 4298705

Current Certificate of Title: SA62C/104

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 84 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

The dwelling at 84 Albert 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 84 Albert Street is a single faceted bay villa with simple form and layout, estimated to have been constructed circa 1907. The building is a good example of a smaller villa with a single storey structure and an asymmetrical plan, with a single bay projecting towards the street, on the western elevation. The building has horizontal weatherboard cladding, a timber roof with corrugated metal roof cladding (non-original). The original brick chimney is still in situ (although truncated) and used as a flue for a fuel burner or similar. There is an open verandah with bullnose canopied roof to the front elevation facing Albert Street. The front entry is adjacent to the bay window and is flanked. The original sash window to the verandah area has been converted to French windows.

The property retains the majority of its timber double hung sash windows. A number of decorative elements also remain, such as verandah balusters and lozenge patterns under the bay gable, although these may have been subject to some restoration. The gable barge boards are without decoration and may have been replaced or repaired. As the site has large trees obscuring the view of the dwelling in plan, it is difficult to compare it to historic aerials. However, historic imagery indicates that the rear of the dwelling was likely extended in a 'lean-to' style between 1948 - 1961.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: 84 Albert Street has direct associations with locally known individuals within Hamilton in the 19 th and early 20 th centuries, notably, such as William O'Brien (a private in the 4 th Waikato Militia) and William Yates Kirkman (Superintendent of the NZ Co-operative Dairy Company in Hamilton).
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 84 Albert Street has moderate significance with regards to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20 th century smaller scale single faceted bay 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>Level of Significance: Moderate</p> <p>Explanation: 84 Albert Street is of moderate architectural significance as an example of an early 20th century single faceted bay villa of its scale and form. Its faceted single bay, hipped roof, front bullnose verandah, and restrained decorative ornamentation, demonstrates a good example of the smaller, less ornate villa for residential housing provision 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>Level of Significance: Unknown</p> <p>Explanation: Unknown, (most likely purpose built).</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 84 Albert Street is of moderate significance as a rare surviving example of a mostly intact early 1900's single faceted bay villa with restrained ornamentation and some more minor modifications and extensions. Although a common building archetype at the time, it is now a rare example of its type with many similar structures being demolished for modern development.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 84 Albert Street 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. Suspected later extensions (largely made between 1948-1961) reflect changes made for subsequent occupants, however they do not negatively impact the integrity of the dwelling.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: 84 Albert Street has low significance for its setting. The lot has been subdivided twice in the latter half of the 20th century and built on to the rear, losing the original site layout. The front elevation however retains its original setting providing some value.</p>
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<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 84 Albert Street has no known landmark value and is mostly hidden by a large fence/ planting from the street.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 84 Albert Street makes a contribution to the continuity and established built character of the street by providing evidence of domestic architectural design and development of its time in this part of Hamilton.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, and setting 84 Albert Street has some group value as one of a number of early 20th century single faceted bay villas which are dispersed across Hamilton East.</p>

<p>d. Technological Qualities</p>	
<p><i>i. Technological -</i> The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The villa at 84 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>e. Archaeological Qualities</p>	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 84 Albert Street is thought to have been constructed circa 1907-1910, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>

<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 84 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>Level of Significance: None</p>
	<p>Explanation: The dwelling at 84 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>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the history and architectural development of the villa styles which developed in the Hamilton area in the early 20th century.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	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 84 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DI 2F.708 (1866)
DI 3F.94 (1920)
CT SA535/268 (1931)
DPS 359 (1950)
CT SA989/162 (1951)

Hamilton City Council Heritage Inventory Assessment Form Draft

St Joseph's Church

86-88 Clarkin Road, Fairfield, Hamilton



Figure 1: St Joseph's Church, 86-88 Clarkin Road, Fairfield.

1. Historical Summary

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

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

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

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

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

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

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

Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude (Figure 2) sometime after Claude began to subdivide his section of land in the late 1870’s. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge (Figure 3), built from reinforced concrete in a bowstring design across the Waikato River in 1937.

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



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



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

The earliest record for the property is a survey plan dated to 1908 which shows that a large section of land to the east of the Waikato River, and north of the established Hamilton East settlement, was owned by J. Gordon (DP 4296, Figure 6). The accompanying Certificate of Title dated to March of the same year shows that this land was owned by John Gordon, farmer (SA147/212). Lot 4 of the subdivision created by Gordon was sold in September of 1908 to Longford Dalton Kemp, farmer (SA153/171).

The land was conveyed to multiple other parties in the early 20th century, until eventually it was purchased by the Roman Catholic Bishop of Auckland in 1948. Historic aerial images show that the site had small residential dwelling on it at the road edge in 1948, and by 1953 another dwelling had been constructed in the middle of the site. Aerial images sourced from 1971 show that the church had been constructed. The St Joseph's Catholic School, which sits to the rear of the site behind the church, was established by the Sisters of Our Lady of the Missions in 1950.² The Sisters withdrew from the school in 1979, and since that time the school has been staffed solely by lay teachers.³ Unfortunately, no other information on the church building was able to be sourced.

² <https://stjosephs.school.nz/history/>

³ <https://stjosephs.school.nz/history/>



Figure 4: 1953 aerial showing the construction of a St Joseph's School building at the rear of the site.
Source: Retrolens



Figure 5: 1971 aerial showing the church building on site.
Source: Retrolens



Figure 6: 1907 survey plan, Lot 4, which would eventually come to be the site of St Joseph's Church, is indicated.
Source: LINZ, DP 4296

2. Physical Description

2.1 Setting - Site Description

The church is located on the southern side of Clarkin Road, in the suburb of Fairfield. The surrounding area is entirely residential. St Joseph's School located behind the church building and the Parish office immediately to the west, on the same site. The church building is visible from the street and is set back from the road with a small carpark to the front site. The site has not been subdivided since the original 1907 subdivision, making it an unusually large site within its surrounding residential context.

2.2 Property Details

Legal Description: Lot 4 DP 4296

Parcel ID: 4345894

Current Certificate of Title ref: SA153/171

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 86-88 Clarkin 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 Catholic church building is of a modern design and was constructed sometime between 1953 and 1971 according to aerial imagery. Roofs are pitched with gables, clad in corrugated metal and the exterior walls are clad in light yellow and light red brick.

The church layout is not formal but still of a cruciform design and is predominantly in three parts consisting of the front section or 'nave', a central section of 'crossing' and 'transepts' and the rear section forming the 'chancel'. There is a flat roof building to the rear of the apse which is assumed to be the vestry.

The gable end to the nave at the north (street facing) elevation has a rendered surface, painted grey, and features a rectangular stained glass window with a Christian cross as a finial. A flat roof runs around the edge of the front of the building where the gabled roof terminates, and there is a small porch for the main entrance to the church. The columns of the main entrance porch are distinctive and are constructed from decorative and perforated concrete blocks. The street facing elevation of the nave also features two thin multi-light coloured glass windows. In addition, multi-light coloured glass bay windows of a rectilinear style project from the side elevations of the nave giving the impression of glazed buttresses, appearing to support the walls and roof.

The middle section of the building, or 'crossing' with 'transepts' has a lower-pitched gable roof, to that of the 'nave'. The 'transepts' have large painted and etched glazing panels creating a colour filled light interior. This section of the building also has a large flat roof porch to each 'transept' at the east and west.

The 'chancel' towards the rear has brick cladding to the lower areas and vertical weatherboard cladding above with clerestory windows. The gable end of the chancel is clad in weatherboards. At the junction between the brickwork and timber cladding is a projecting flat roof which runs out over the vestry/office to the rear. The vestry is clad in matching brickwork to the main buildings with horizontal weatherboards to the south elevation and appears to have been extended.

A large independent tower with spire sits at the front of the site on a concrete plinth. The base of the tower is constructed from the same decorative and perforated concrete blocks as that of the porch of the church, the main shaft of the square tower is plain (possibly plastered or fibre cement board). The body of the tower is painted white and has a large Christian cross in stainless steel to its exterior. The top of the tower features a 9-light window to each of its four sides. The tower terminates with a low pitched roof and above this is a metal clad timber spire with crucifix.



Figure 7: Where the nave section of the church meets the crossing/transepts of the church, with projecting bay windows visible.



Figure 8: The chancel of the church, with vestry/office addition.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The building has low associative value for its connection to the Catholic Church within Hamilton.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th – mid-20th century. The property also demonstrates the popularity of certain architectural styles at the time of its construction. The property also provides an example of a 20th century church required for the increasing local community as Hamilton increased in population. This also denotes social and economic trends for the area.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance as a distinctive example of later 20th century church architecture within Hamilton. The church has some traditional ecclesiastical forms but re-configured for a modern design and modern materials. The building is functional with traditional ornamentation including coloured and etched glazing. The building has elements of craftsmanship in terms of glazing and decorative aspects whilst composed mainly of proprietary materials.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder of the church are known.</p>
	<p>Level of Significance: Moderate</p>

<p><i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i></p>	<p>Explanation: The building has moderate rarity value as a unique modern styled church with traditional elements of its form. The type of church building is uncommon in the area of Hamilton.</p>
<p><i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The main elements of the church are per its original construction, whilst the vestry/office has been extended at some point in the past. The church overall retains its key features from when it was completed and therefore has moderate integrity.</p>

<p>c. Context or Group Qualities</p>	
<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property has moderate significance for its setting on a large site which the church shares with the school of the same name and the Parish office. The site has not been subdivided since 1907. The visual character of the church, school and Parish office together extends the significance of the setting.</p>
<p><i>ii. Landmark: The historic place is an important visual landmark or feature.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value due in part to its bespoke architectural ornamentation as well as its independent tall tower with spire which sits at the front of the site.</p>
<p><i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the neighbourhood and street by as an example of the growing needs of the local and religious community in this part of Hamilton during the late 20th century.</p>
<p><i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has low group value as one of a number of bespoke late 20th century local churches in the Hamilton area.</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 low technological significance for its use of innovative detailing and construction methodologies, e.g. buttress type bay windows, perforated concrete blocks for porch and tower, coloured and etched glass, which were unusual 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 area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such

Level of Significance: Moderate

Explanation: The place has moderate cultural significance for its spiritual importance, and its connection to the local Catholic community of this area of Hamilton.

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 the St Joseph's Church building at 86-88 Clarkin 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 SA62/71 (1891)
CT SA147/212 (1908)
CT SA153/171 (1908)
DP 4296 (1908)

Hamilton City Council Heritage Inventory Assessment Form Draft

88 Brookfield Street

Hamilton East, Hamilton



Figure 1: 1940's brick veneer dwelling at 88 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 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers’ military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years’ service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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



Figure 4: 1934 survey plan showing 88 Brookfield St on allotment 254
Source: LINZ, DP 25219

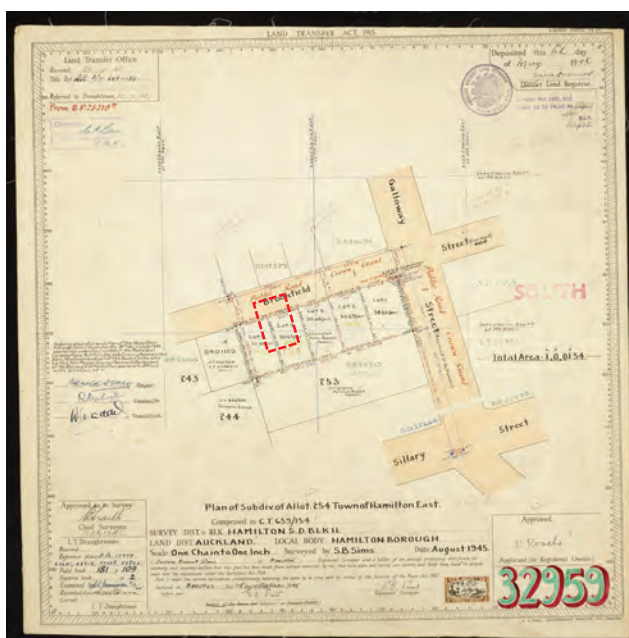


Figure 5: 1943 survey plan showing the subdivision of lot 254. 88 Brookfield St becoming lot 4.
Source: LINZ, DP 32959

The property at 88 Brookfield Street was originally encompassed within Allotment 254 Hamilton East, a one-acre block that was granted to G. Weeneck according to the 1864 survey map drawn

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

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

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

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

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

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

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

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

up by William Australia Graham. The original deeds index confirms that Weeneck received a Crown Grant for the property in 1867 and conveyed it to Peacocke that same year (DI 1F.518). The first mortgage on the land occurred in 1881 by Peacocke, who retained the land until 1899 when it was conveyed to Roache. In 1914, Roache conveyed the property to Glover, marking the end of the deeds reference.

The first certificate of title identifies Bridget Glover, wife of Robert John Glover, as the owner of allotment 254 in 1931 (SA535/261). Unfortunately, Mr Glover had been ill and drowned in the Waikato River in 1933, leaving Mrs Glover without any explanation as to how his death occurred.⁹ Mrs Glover also owned the neighbouring allotment 253, which she had occupied up until 1934, when she advertised it for sale in the Waikato Times.¹⁰

In 1939, Mrs Glover transferred the property to Peter Roache, a farmer from Paeroa. Roache mortgaged the property in 1943 and proceeded to subdivide the land into five sections, as seen on the 1945 survey DP 32959. Lots 3-5 were transferred to new owners during 1947 and the remaining land was kept by the Roache family. The property on which 88 Brookfield is situated, became lot 4 and was transferred to Malcolm Edward Barnard (SA659/154).



Figure 6: Aerial view of 88 Brookfield Street, 1961
Source: Retrolens, SN1401, Photo 28, 29/08/1961



Figure 7: Aerial view of 88 Brookfield Street, 2021.
Source: HCC GIS Maps

The current certificate of title shows that Mr Barnard, a contractor/ carpenter, received a mortgage on the property in 1948. Malcolm Edward Barnard enlisted in the Second New Zealand Expeditionary Force, to fight in World War II, from 1941-1942.¹¹ Historic aerial imagery, sourced from Retrolens shows that the extant dwelling was constructed between 1943 - 1948, during the ownership of Roache and Barnard. The certificate of title supports this, as in 1950, the property was settled as a joint family home under the Joint Family Homes Act. In 1994 the property was transferred to builder, Graeme Malcom Barnard and solicitor, William Brian Adams. This historic imagery (Figure 6) also shows that the driveway from what is now 84 Brookfield Street, connected

⁹ Waikato Times, Volume 113, Issue 18976, 20 June 1933, Page 6.

¹⁰ Waikato Times, Volume 116, Issue 19399, 27 October 1934, Page 2.

¹¹ <https://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/135660>

to the dwelling at 88 Brookfield Street in the 1960s and the garage was built after the house circa 1961.

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the southern side of Brookfield Street, in Hamilton East. The property has a low-lying brick fence on all borders and minimal planting, which makes it very visible from the street. The surrounding area largely consists of residential dwellings and the block borders on State Highway 1/ Cobham Drive, a very busy road.

2.2 Property Details

Legal Description: Lot 4 Deposited Plan 32959

Parcel ID: 4548859

Current Certificate of Title ref: SA889/105

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 88 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 88 Brookfield Street is a good example of a post WWII single storey, Huntly brick veneer house, estimated to have been constructed circa 1943-1948. Around this time, the first Labour Government, led by Michael Joseph Savage, wanted to provide homes and stability for people left jobless after the Depression. They loaned money for private house purchases and built houses for the public to rent. The 5,000th state house was built in 1939.

The World War II (1939-1945) effort required many typical New Zealand building materials such as; copper, steel, zinc, iron, electrical cable, conduit, and paint ingredients. These shortages in typical construction materials led to the use of Marseilles clay tiles for roofs, asbestos for gutters and downpipes, and stucco or brick veneers.¹² With the lack of skilled labourers and materials, it became increasingly difficult for people to build houses, particularly for single people as the government focused on providing housing for families. The Government introduced new policies around the sale and use of construction materials, and only essential and cost-effective

¹² *Palmerston North Houses, 1880 – Present Day*, Ken Tremaine, 1986.

construction was permitted.¹³ After World War II, 10,000 state houses a year were being built by the Government.

They also launched a 'group building' scheme, underwriting new houses built to Government designs. The result was multi-unit buildings made of cheaper materials like fibrolite, which lacked privacy. In the early 1950s, the National Government let state tenants buy their homes, offered state loans, and subsidised the building industry to bring house prices down. New housing was built in higher densities, with mass state housing areas emerging in south Auckland and Porirua, north of Wellington. Characteristics of state housing buildings include a very simplistic form with a hipped roof, and a complete absence of any ornamental detail. A range of materials are used for exterior cladding such as timber, brick, and concrete, and roof claddings are usually tiling or corrugated steel. State houses are usually found in large clusters due to the planning frameworks which were put in place to build large numbers of them all at once, sometimes entire suburbs.

Whole suburbs were laid out, shops and amenities to support these new communities were planned, and open communal spaces landscaped. Along this trend, designers and builders began to integrate the concept of creating 'Garden Cities' into the urban fabric. Rather than creating a strict delineation between private dwellings and the streetscape, dwellings of the 40's were expected to be easily seen to establish a sense of community. As a result, many properties featured low nib walls or grass strips as the only form of boundaries between the house and the footpath.¹⁴

Private housing in the 1940's typically featured similar architectural elements to State Housing. This included hipped or gabled roofs pitched between 30-40°, shallow boxed eaves, suspended timber floors with concrete foundation walls, casement windows and porches¹⁵. Materials like clay tiles, timber weatherboards and stucco-clad walls, were seen to be low maintenance materials.¹⁶

Huntly brick is a key feature of the dwelling at 88 Brookfield Street and is a unique material to the Waikato, which depicts the development of its vernacular architecture throughout the 20th century. The following excerpt from an article produced by the Press Reader in 2008 describes the history of the Huntly brickworks and the legacy of the material in the Waikato today:

"Huntly Pottery, the town's first brickworks, was set up in 1884 and production escalated to 350,000 bricks a year when it was bought by William Collins in 1890 and became W Collins Brickworks. In 1907 it became Coates Ltd. under Isaac Coates before Huntly Brick and Fireclay Company took over operations four years later [1911]. By 1913 the brickworks were cutting coal from its privately owned opencast mine on the property and by 1920 production had trebled to hit eight million a year. Most of the Huntly brick houses we see around today were built between the 1920's and 1960's although some were still being clad with Huntly brick up until the 1980's. In 1960-1961 the company became a subsidiary of Winstone Ltd. and, under the name Huntly Brick Company, changed direction to making refractory bricks to line furnaces, boiler fireboxes, and chimneys. By 1968 the plant spread over 63 hectares and was constructing 10 million bricks a year, the vast majority for industrial uses. Bricks are still produced there today [at the time of publishing, 2008]."

Ian Day, director of Waikato Coalfield's Museum, says "If you speak to people who are not from the Waikato, one of the things they associate with the Waikato is Huntly brick." The brick

¹³ <https://www.renovate.org.nz/1940-60s/history/influences-on-house-design/>

¹⁴ *Palmerston North Houses, 1880 - Present Day*, Ken Tremaine, 1986.

¹⁵ <https://www.renovate.org.nz/1940-60s/history/influences-on-house-design/>

¹⁶ *Palmerston North Houses, 1880 - Present Day*, Ken Tremaine, 1986.

- a by-product of the town's coalmining - is what Huntly is mostly known for. Day says it's no coincidence that Huntly is able to produce such high quality brick; it's a common attribute of mining towns. It's down to the availability of good quality clay. The alumina in the clay and the high silica content makes the bricks extremely heat resistant. Drive the streets of Huntly and you'll see hundreds of houses built in Huntly brick. There are also notable buildings like Huntly hospital and the Masonic Lodge built in the 1920's, St Paul's Anglican Church built in 1934, and Huntly Courthouse in 1979."

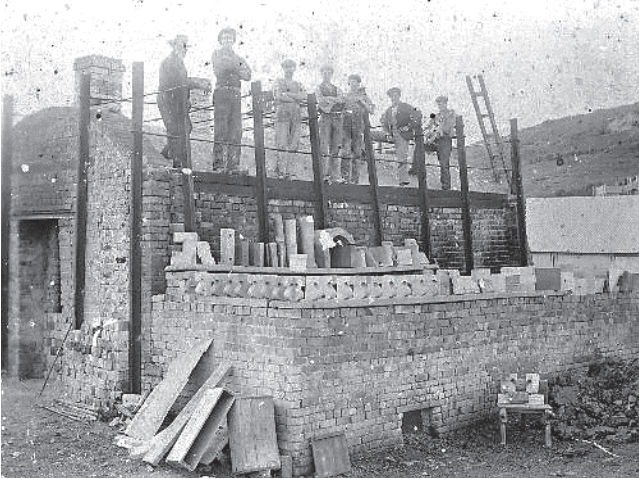


Figure 8: The Huntly Brickworks, 1897.
Source: Hamilton Libraries, ID: HCL_05912



Figure 9: Huntly brick, stamped with 'HUNTLY', found in Hamilton East.

The dwelling at 88 Brookfield Street is a simple single storey dwelling with almost rectangular layout, which runs parallel to Brookfield Street but unlike many dwellings on the street, the front door is tucked away on the western elevation. The elevations have polychrome brick façades with a pitched faced red brick from plinth to window sill height and orange (dark and light) Huntly brick from window sill to eaves. There is a two brick high string course at window sill level, in a lighter wire cut red brick, which is continuous around the building. The corners of the building have red pitched faced brick forming quoins from window sill to eaves. The plinth course is plastered concrete (assumed). The timber framed hipped roof has clay tile cladding painted red to match the lower elevation. At the front of the elevation of the property is an inbuilt raised garden bed which projects as a faceted bay. The property features low-lying concrete walls around three of its boundaries. There is a feature wall at the front of the property with a concrete plinth and pitched faced red brick piers with infill between of orange Huntly brick, incorporating a soldier brick capping course. Similar detailing and application of the brick can be seen on the stand-alone garage which is set back from the main house. The dwelling retains its original timber windows and door joinery. There are two brick chimneys which are built of Huntly brick with a soldier capping course of pitched faced red bricks. Although the dwelling features minimal other ornamentation, the polychrome brickwork establishes alternating and complimentary decorative patterns which give the building distinctiveness and individuality. The building has retained much of its integrity since construction.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: Low</p> <p>Explanation: 88 Brookfield Street has direct association to Malcolm Edward Barnard a contractor/ carpenter, who enlisted in the Second New Zealand Expeditionary Force, to fight in World War II. This creates some local associative value.</p>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 88 Brookfield Street has moderate significance with regard to historical patterns in the local area. Although built after World War II and the early settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system from 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 also demonstrates the popularity of certain architectural styles and materials at the time of its construction post World War II</p>

b. Physical/ Aesthetic / Architectural Qualities	
	Level of Significance: Moderate

<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>Explanation: 88 Brookfield Street is of moderate significance as one of a group of unusual vernacular private properties, constructed post World War II. The property is distinctive for its use of polychrome brickwork using locally available bricks. Material availability was somewhat limited post World War II, and the use of multicoloured brickwork including a Huntly brick veneer was uncommon. While the use of Huntly brick in the region was more widespread generally, the combination of these materials with the construction period 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>Level of Significance: Unknown</p> <p>Explanation: The builder of the dwelling is unknown.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 88 Brookfield Street is of moderate significance as a surviving example of an intact early 1940's single storey dwelling using polychrome brickwork in Hamilton. The dwelling features many features seen in typical European bungalows, with the low angled hipped roof, form and large eaves and windows, however this is not typical of New Zealand 'bungalow' design. The effect of the great depression in the 1930s and thereafter World War II, resulted in limited availability of building materials and skills which led to the use of what were previously less common building materials like brick and clay tiles. These materials were used for construction of State and residential housing and 88 Brookfield Street is a unique example of the use of these materials, to aesthetic advantage, at the time of construction. The dwelling 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.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p> <p>Explanation: 88 Brookfield Street is a well preserved example of a vernacular, post-World War II residential dwelling. The building has retained its significant features. No large adaptations and alterations are apparent externally and the original integrity of the building remains intact.</p>

c. Context or Group Qualities

<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: The property at 88 Brookfield Street has moderate significance for its setting. The lot has retained the original site layout, seen in the 1943 survey DP 32959 and the front elevation retains its original setting providing some value. Historic aerials (1961 in particular) indicate a possible change in access to the site, but the position of the dwelling remains constant as does its visual aspect from the street.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p> <p>Explanation: 88 Brookfield Street has low significance as a local landmark, although maybe recognised by the local community as an example of a typical post-World War II brick veneer dwelling.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place 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 post-World War II.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some group value as one of a small group of polychrome decorative brick veneer post-World War II 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</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has low technological significance locally for its use of polychrome Huntly brick materials and construction methodologies which were standard for the region at this time period. The material also has some potential to contribute information about the development of the brickworks industry in the Waikato region during the 20th century.</p>
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technological or engineering history.	
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e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 88 Brookfield Street is thought to have been constructed circa 1943 - 1948, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 88 Brookfield Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The dwelling at 88 Brookfield Street has no known cultural value.</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 phase of use of polychrome and Huntly brickwork in the Hamilton and greater 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:	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 88 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.518 (1867)
DP 5272 (1909)
CT SA535/261 (1931)
CT SA659/154 (1934)
DP 25219 (1934)
DP 32959 (1945)
CT SA889/10 (1947)

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89 Albert Street

Hamilton East, Hamilton



Figure 1: Villa at 89 Albert 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 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, with distinctive 'grid' patterns, 1904.
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Hamilton East was first surveyed in 1864 by William Australia Graham (Figure 2).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

A map of Hamilton East in 1864 shows that 89 Albert St was originally encompassed within lot 137A, which was then owned J. Coffey (Figure 4). The original deeds index confirms that the original Crown Grant of allotment 137A was conveyed to Coffey in 1867 (DI 1F.245). In 1876, Coffey conveyed the land to Lees, who retained the land until 1909 when they conveyed it to Baker. Thomas Lees was nominated as a candidate for the office of Mayor for the Hamilton Borough in 1878.⁹ Lees featured many times in Waikato papers mostly regarding livestock sales and his campaigning of the Works Committee of the Hamilton Borough Council for assistance with poor drainage in Albert Street in 1882.¹⁰

The land on which 89 Albert Street was located was transferred to a new Deeds Index reference 2F.771 in 1910, when Baker conveyed the land to Frank, who mortgaged it that same day. Frank conveyed the property to Bateman in 1912, who in turn, conveyed it to Murphy in 1918. The Deeds Index (DI 1F.245) shows a conveyance in 1915, that in conjunction with the deeds plan likely indicates that the northern portion of lots 137 and 137A were subdivided at this time under reference 2F.206. In 1926, Murphy conveyed lot 2 to Murphy, indicating the likely further subdivision of the land at this time.

The first Certificate of Title is dated to 1931, and names Mary Jane Murphy, widow, as the owner of lot 1 under part allotment 137A (SA534/295). In 1909, Mary Jane Murphy's husband, Mr John Murphy, was found shot dead in a gully near Cambridge Road and inquest into his death (which drew no conclusions) was published in the Waikato Argus.¹¹ Mrs Murphy was the daughter of

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

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

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

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

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

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

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

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

⁹ *Waikato Times*, Volume XII, Issue 1000, 19 November 1878, Page 3

¹⁰ *Waikato Times*, Volume XVIII, Issue 1552, 15 June 1882, Page 2.

¹¹ *Waikato Argus*, Volume XXVII, Issue 4200, 17 September 1909, Page 2.

Australian T. Cassidy, who was a member of the 58th Regiment and one of the founders of Hamilton.¹²

The property was conveyed through the Murphy family for decades following this and likely left the family in 1963. Historic imagery indicates that the dwellings behind the property were constructed between 1961-1986. In 2005 lots 1 and 2 of Deeds Plan 1083 (corresponding to allotments 137 and 137A) were subdivided into the separate sections we see today, with 89 Albert Street becoming lot 3.

Little information has been sourced on the specific history of the property at 89 Albert Street, which makes it difficult to estimate the exact construction date of the dwelling at 89 Albert Street. However, comparing the certificate of title and deeds index information with the extant building (discussed below), the villa was likely constructed circa 1910, after the first mortgages by Frank.



Figure 4: 89 Albert Street shown on the 1864 map of Hamilton. Source: Te Ara



Figure 5: Aerial showing 89 Albert Street with a significant extension to the rear. Source: HCC GIS Maps, 2021.

2. Physical Description

2.1 Setting - Site Description

The property is located on the northern side of Albert Street in Hamilton East, with a hedge at the street-facing edge of the property which partially blocks the sight of the building from the street. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Galloway Park at the end of Albert Street.

2.2 Property Details

Legal Description: Lot 3 DP 355709

Parcel ID: 6817359

¹² Thames Star, Volume LXVI, Issue 19631, 12 February 1936, Page 2.

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 89 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

The dwelling at 89 Albert 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 89 Albert Street is a single faceted bay villa with simple form and layout, estimated to have been constructed circa 1910. The building has horizontal timber rusticated weatherboard cladding, a timber roof with corrugated metal roof cladding. The original brick chimney remains in situ. The faceted bay gable has light decoration, the remains of its original finial and plain brackets at eaves level which continue across the front (south) and side (east) elevation. There is an open verandah with bullnose canopy roof at the front elevation facing Albert Street. The property retains its double hung timber sash windows to the front and side elevations and timber panelled front door, all presumed to be original.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 89 Albert Street has moderate local significance for its associations with notable local individuals within Hamilton. Thomas Lees a former owner of the site was nominated as a candidate for the office of Mayor for the Hamilton Borough. Mrs Murphy who owned the property in the 1930s was the daughter of Australian T. Cassidy, who was a member of the 58th Regiment and one of the founders of Hamilton.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 89 Albert Street has moderate significance with regards to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20th century single faceted bay 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.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 89 Albert Street is of moderate architectural significance as an increasingly rare example of an early 20th century single faceted bay villa of its scale and form. Its simple faceted single bay, hipped roof, front bullnose verandah, and restrained decorative ornamentation, demonstrates a good example of the smaller, less ornate villa for residential housing provision 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>Level of Significance: Unknown</p>
	<p>Explanation: Unknown, (most likely purpose built).</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 89 Albert Street is of moderate significance as a rare surviving example of a mostly intact early 1900's single faceted bay villa with restrained ornamentation and some more minor modifications and extensions. Although</p>

	<i>a common building archetype at the time, it is now a rare example of its type with many similar structures being demolished for modern development.</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>	<p>Level of Significance: Moderate</p> <p>Explanation: 89 Albert Street is a well-preserved example of early 20th century architecture in Hamilton and is still relatively intact in its original form with what can be assumed to be its original features. Later extensions to the rear of the site reflect changes made for subsequent occupants however they do not negatively impact the integrity of the original dwelling.</p>

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>	<p>Level of Significance: Low</p> <p>Explanation: 89 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>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Low</p> <p>Explanation: 89 Albert Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical smaller villa dwelling.</p>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Low</p> <p>Explanation: 89 Albert Street makes a contribution to the continuity and established built character of the street by providing evidence of domestic architectural design and development of its time in this part of Hamilton.</p>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, and setting 89 Albert Street has some group value as one of a number of early 20th century single faceted bay villas remaining in use, which are dispersed across Hamilton East.</p>

d. Technological Qualities	
<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The villa at 89 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>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 89 Albert Street is thought to have been constructed circa 1910, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 89 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,</p>	<p>Level of Significance: None</p>
	<p>Explanation: Built circa 1910, the villa makes a minor contribution to the continuity and sense of place of the area, as an urban site, occupied for around 110 years. However, the specific dwelling at 89 Albert Street has no known 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.	
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g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history and architectural development of the villa styles which developed in the Hamilton area in the early 20th century.

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 89 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DI 1F.245 (1867)
DI 2F.771 (1910)
CT SA534-295 (1931)
DP 355709 (2005)

Hamilton City Council Heritage Inventory Assessment Form Draft

Modern Movement Apartments

89 Tristram Street, Hamilton Central, Hamilton



Figure 1: Apartments at 89 Tristram Street, designed in the Modern Movement style.

1. Historical Summary

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

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

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

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

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

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

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct.



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

As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century, which were followed by Modern Movement styled buildings in the 1940's – 1960's. The Modernist style continued to be popular right up until the turn of the century. The following description from Te Ara Encyclopaedia of New Zealand outlines the origins and aesthetics of the Modern Movement:

During the 1930s the first expressions of the new modernist or international style were becoming visible in New Zealand. The European-derived language denounced historicism or revivalism and promoted instead a modern, 'machine-age' aesthetic where buildings were shorn of decoration and sported clean lines and simple elements and forms. Modernism accepted that 'form follows function' – that the functions of a building should be architecturally expressed. After the Second World War the modernist language became the dominant architectural style. One of its leading advocates was the internationally recognised Austrian émigré Ernst Plischke, who championed the style in New Zealand. During the 1960s modernism's rejection of historicism was widely endorsed by architects and the public. Old buildings were seen to stand in the way of modernity and progress, and many colonial buildings of great architectural merit were demolished and replaced with less accomplished modernist buildings.

The apartment block at 89 Tristram Street sits on land which was owned by James Edwin Tidd in 1906. A survey plan dating to the same year shows that a new street – Milton Street - was put through between the already well-established Collingwood and Thackeray Streets (Figure 8). Milton Street would eventually be renamed Tristram Street. By 1917, the large estate of Tidd's had been subdivided, but he – and a number of other partners – still owned an 'L' shaped section with narrow access off Milton Street (SA270/298). The adjacent section, to the west of Tidd's land, was owned by Rachel Wright Conradi, wife of William Inglie Conradi, secretary (SA503/277).

Both sections of land were conveyed to new parties multiple times during the mid-20th century, though the sections themselves would not change until 1980 when a new survey plan was drawn up (Figure 9).

Aerial photography confirms that the building was constructed between 1961 and 1964. In 1981, a new Certificate of Title was created which indicated that the new owners of the land were 'Hamilton Court (Milton) Ltd.' (SA27A/858). A historic image dated to 1976 shows the apartments within 15 years of construction (Figure 10).

In 1982 another Certificate of Title was created which showed the individual units created within the apartment block (SA28A/1132), and an accompanying survey plan was also released, though this is dated to 1995 (Figure 11).



Figure 8: 1906 survey plan showing J. E. Tidd's land and the new 'Milton Street' (later to be renamed Tristram Street) running between Collingwood and Thackeray Streets.
 Source: LINZ, DP 3579

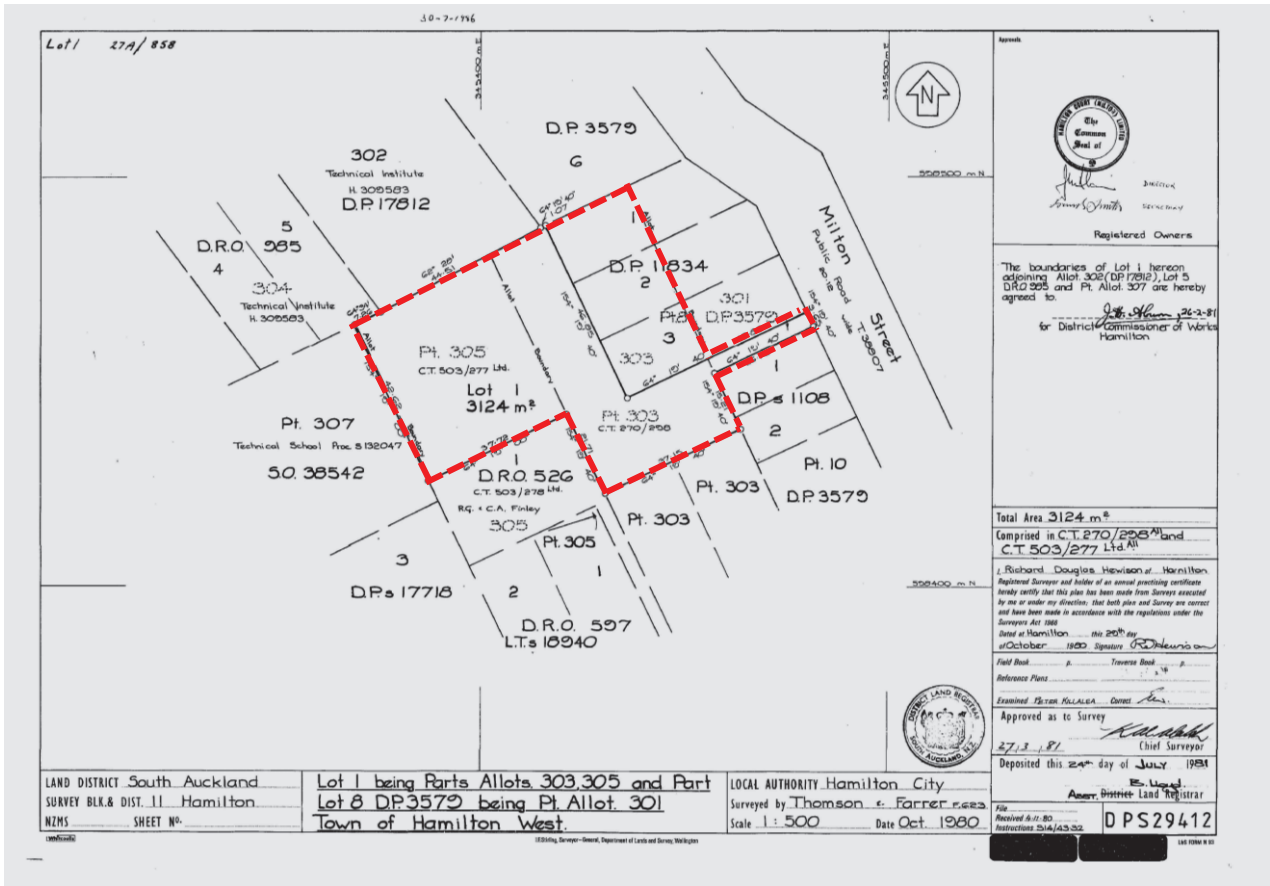


Figure 9: 1980 survey plan showing the amalgamation of land for the apartment block.
Source: LINZ, DPS 29412



Figure 10: 89 Tristram Street apartments, already built by 1976.
Source: HCL, ID: HCL_03550

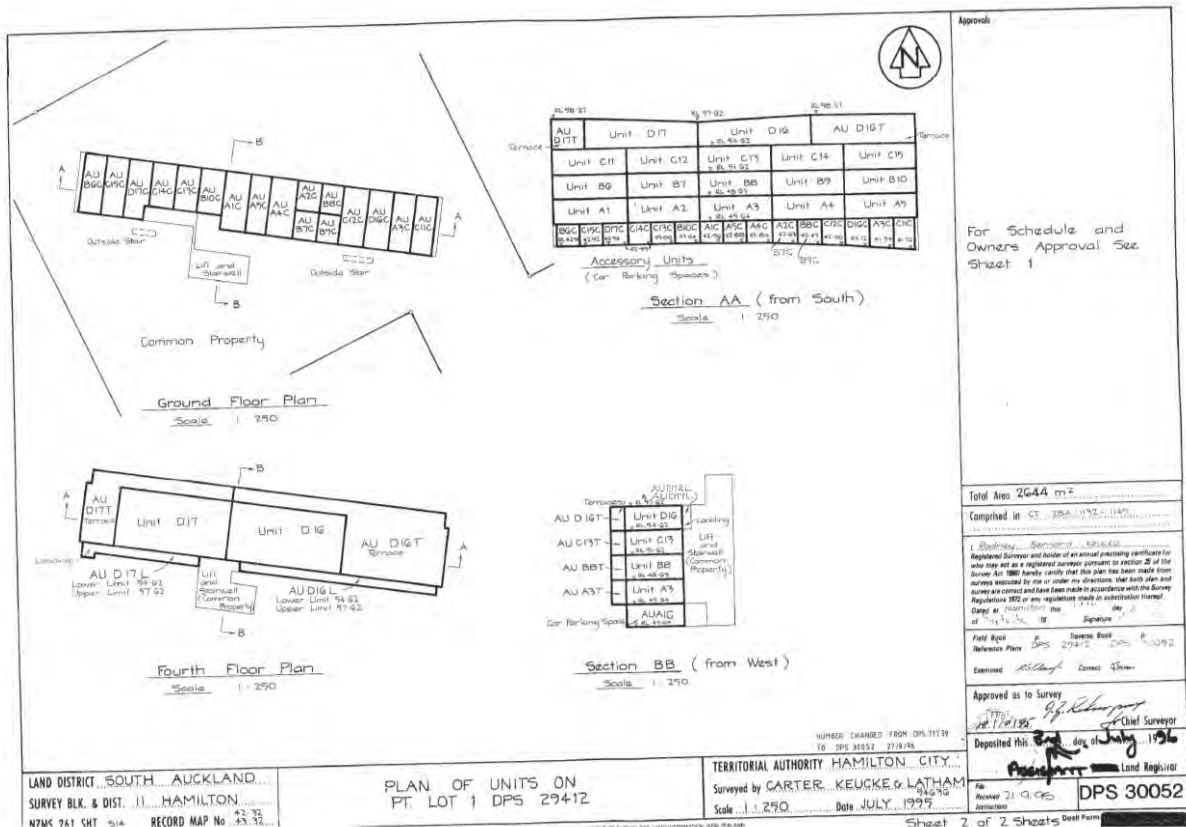


Figure 11: 1995 survey plan showing the layout of the apartments at 89 Tristram Street. Source: LINZ, DPS 30052

2. Physical Description

2.1 Setting - Site Description

The apartment building is located on the western side of Tristram Street in the city centre. It is easily visible as one of the tallest structures in its immediate context, though a grouping of trees to its northern elevation somewhat obscures the structure from certain vantage points. The surrounding area is a mixture of commercial, industrial, and residential properties.

2.2 Property Details

Legal Description: Part Lot 1 DPS 29412

Parcel ID: 4382479

Current Certificate of Title ref: SA28A/1132-1149

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 89 Tristram 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 apartment block at 89 Tristram Street c.1961-63 is a five-storey structure built in the Modern Movement style which was popular for large-scale structures from the 1940's up until the turn of the century. The building has four residential floors with a basement carpark, which is above ground, at ground floor. The structure appears to have taken some cues from earlier Modern Movement precedents, such as the Star Blocks/Flats (Figure 12) – with similar sloping roofs which meet in the centre of the structure.

The main structure is of reinforced concrete columns supporting concrete floors/walls with cantilevered concrete beams supporting large projecting balconies to the north and south elevations. The balconies have plain stainless steel railings which are unlikely to be original. Window joinery is thin section aluminium maximising light entry into the apartments. Door joinery appears to be of timber with some modern replacements. Each apartment balcony to the north elevation is separated from the next by a concrete wall. Balconies to the south are continuous with no separations. The upper most floor has (assumed) two larger apartments with roofs falls meeting at the centre of the building. At the south elevation there are two external concrete and steel supported staircases (east and west) and an independent central lift shaft with stairwell and glazed walkways to each level.

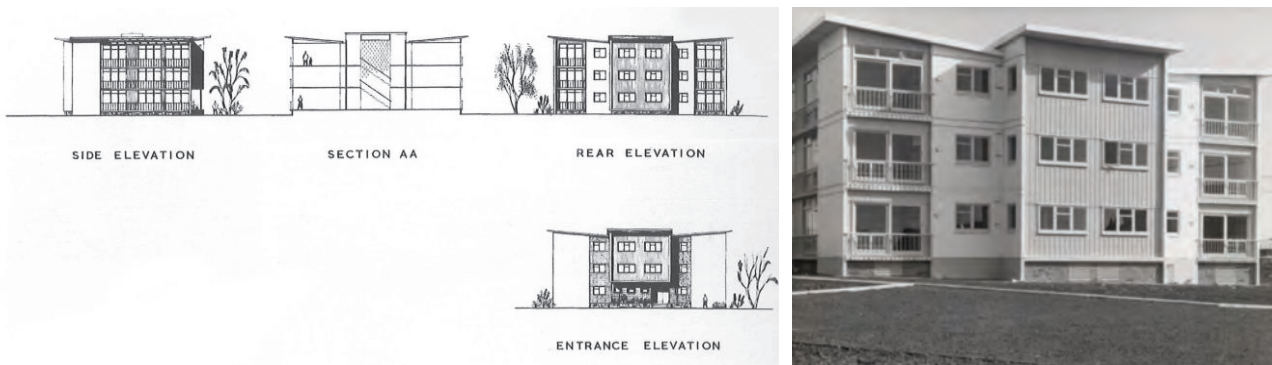


Figure 12: Star Block/Flats design (left) and the Orakei Star Blocks photographed in 1960 (right).
Source: DixonWild, and Auckland Kura Archives,



Figure 13: Elements of the apartment block which feature a range of horizontal and vertical elements.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: None
	Explanation: The place has no known association with any individuals or groups of historic importance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: The place has moderate significance with regard to historic patterns in the region. The property was created by amalgamating a number of sections of land to create a large plot which the apartment could then be constructed on – a common practice for commercial activities in the mid to late 20 th century. The property also demonstrates the popularity of certain architectural styles at the time of its construction.

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance as an example of late 20th century Modern Movement design for larger scale apartment buildings within Hamilton.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the apartments 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>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an example of late 20th century Modernist design for larger scale apartment buildings within Hamilton.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place appears to have moderate authenticity and has undergone no major change since its construction in the 1980's. The replacement stainless steel balconies although non-original do not detract from the integrity of the building overall. The building retains the majority of its original significant features.</p>

c. Context or Group Qualities	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property has low significance for its setting. The property is surrounded by commercial development.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some landmark value as one of the tallest and largest structures in its immediate context and is currently highly visible. The property is however surrounded by commercial development.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design for apartment buildings in this part of Hamilton during the late 20th century.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a number of Modern Movement styled 1960s apartment buildings in Hamilton with good integrity..</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate technological significance for its use of materials and construction methodologies which were not standard for the time period. The modern movement made use of structure as part of the aesthetic of the building and the cantilevered concrete supports exposed at the balconies of this building was not a common architectural theme before this style of architecture was adopted.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand</p>	<p>Level of Significance: None</p>
	<p>Explanation: 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.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	Level of Significance: Low
	Explanation: The place has some cultural value as it provides a sense of place for the community since the 1960s. The apartment building is an example of the development of mid-late 20 th century architecture adopting new styles for multiple occupancy living within Hamilton.

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

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:	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 89 Tristram 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 SA270/298 (1917)
CT SA503/277 (1926)
CT SA27A/858 (1981)
CT SA28A/1132 (1982)
DP 3579 (1906)
DP 29412 (1980)
DP 30052 (1995)

Hamilton City Council Heritage Inventory Assessment Form Draft

94 Albert Street

Hamilton East, Hamilton



Figure 1: Villa at 94 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

Little information has been sourced on the specific history of the property at 94 Albert Street. A map of Hamilton East in 1864 shows that 94 Albert St was originally encompassed within Lot 257, which was then owned by the Hospital Board (figure 4). The original certificate of title states that Lot 257 was owned by the District of Waikato Hospital and Charitable Aid Board in 1893 (SA67/177). The Hospital Board leased the property multiple times between 1894–1907, one of note was to Sydney Bennett Sims (licensed surveyor and engineer).

The first recorded mortgage occurred in 1908 and was shared between Sims and the Hospital Board. Sims appears multiple times as an expert engineering witness for police and court cases in Hamilton. One highly publicised case was when Sims provided geotechnical evidence regarding the unsafe working conditions at the Mapiu Quarry that led to the death of Frederick Stanley Williamson in 1936.⁹

Sims transferred his lease to Charles Howell 1908. In 1912 the property was transferred to and mortgaged by Ernest Edwin Denty, a Hamilton fence maker. Allotment 257 was firstly subdivided into two lots in 1949 (DP 37275) and Lot 2 was subdivided into the parcels in 1950 (DPS 816). Following this, the Waikato Hospital Board retained ownership and continued to lease Lot 1 (DPS 816) through to the 1970's. In 1974 it was transferred to George William Tayford and Jean Currie Tayford (SA12B/701). The last Certificate of Title is dated to 1974, and names Haley Ailsa McMahon, as the owner. The Waikato Hospital and Charitable Aid Board featured a lot in the newspapers throughout the late 1800's into the mid 1900's.

It is difficult to estimate the exact construction date of the dwelling at 94 Albert Street; however, comparing the certificate of title information with the extant building (discussed below), the dwelling was likely constructed around 1908, after the first mortgage by the Hospital Board and Sims.

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

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

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

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

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

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

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

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

⁹ *Waikato Times*, Volume 120, Issue 20058, 2 December 1936, page 8.



Figure 4: 94 Albert Street shown on the 1864 map of Hamilton.
Source: Te Ara



Figure 5: Aerial showing 94 Albert Street with dense vegetation along its street front
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, with dense vegetation at the street-facing edge of the property which partially blocks the building from the street. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Galloway Park at the end of Albert Street.

2.2 Property Details

Legal Description: Lot 1 DPS 816

Parcel ID: 4524307

Current Certificate of Title ref: SA16C/612, SA16C/976

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 94 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

The dwelling at 94 Albert 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 94 Albert Street is a single flush bay villa with simple form and layout, estimated to have been constructed around 1908, retaining good integrity. The building has horizontal

weatherboard cladding, a corrugated pressed metal roof designed to resemble clay roof tiles. An open bullnose verandah at the main front elevation faces onto Albert Street. The remains of the original brick chimney are still in situ (although truncated) and used as a flue for a fuel burner or similar. The property retains its timber-framed sash windows. A number of decorative elements also remain, such as verandah fretwork, cornice brackets and gable roof finial, although these may have been subject to some restoration. Historic imagery indicates that the back side of the dwelling was extended between 1961 – 1986.

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.	Level of Significance: Low Explanation: 94 Albert Street has direct associations with locally known individuals and an organisation within Hamilton in the 19 th and early 20 th centuries, notably, such as Sydney Bennett Sims (licensed surveyor and engineer) and The Waikato Hospital and Charitable Board.
<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,	Level of Significance: Moderate Explanation: 94 Albert Street has moderate significance with regards to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20 th century single flush bay villas, with good integrity and which are dispersed across

social or economic trends and activities.	Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.
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b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 94 Albert Street is of moderate architectural significance as an increasingly rare example of an early 20th century single flush bay villa of its scale and form. Its simple single bay, hipped roof, front bullnose verandah, and restrained decorative ornamentation, demonstrates a good example of the smaller, less ornate villa for residential housing provision 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>Level of Significance: Unknown</p>
	<p>Explanation: Unknown, (most likely purpose built).</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 94 Albert Street is of moderate significance as a rare surviving example of a mostly intact early 1900's single flush bay villa with restrained ornamentation and some more minor modifications and extensions. Although a common building archetype at the time, it is now a rare example of its type with many similar structures being demolished for modern development.</p>
<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 94 Albert Street is a restored example of circa 1908 single flush bay villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. Later extensions to the rear of the property and alterations (largely made between 1961-1986) reflect changes made for subsequent occupants, however these do not negatively impact the integrity of the dwelling.</p>

c. Context or Group Qualities	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 94 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>Level of Significance: None</p>
	<p>Explanation: 94 Albert Street has no known landmark value and is mostly hidden by dense planting from the street.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 94 Albert Street makes a contribution to the continuity and established built character of the street by providing evidence of domestic architectural design and development of its time in this part of Hamilton.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, and setting 94 Albert Street has some group value as one of a number of early 20th century single flush bay villas remaining in use, which are dispersed across Hamilton East.</p>

d. Technological Qualities	
<p><i>i. Technological</i> - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The villa at 94 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>

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 94 Albert Street is thought to have been constructed circa 1908, 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: 94 Albert 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, 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: None

Explanation: The dwelling at 94 Albert Street has no known cultural value.

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

Level of Significance: Low

Explanation: The place has some potential to contribute to information about the history and architectural

<p><i>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>development of the villa styles which developed in the Hamilton area in the early 20th century .</i></p>
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3.2 Assessed Significance

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

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 94 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)
Waikato Times, Volume XL, Issue 3215, 2 February 1893

Waikato Times, Volume 120, Issue 20058, 2 December 1936.

4.2 Historic Titles, Deeds and Survey References

CT SA69/177 (1893)

DP 37275 (1949)

DPS 816 (1950)

CT SA69/177 (1970)

CT SA16C/976 (1974)

Hamilton City Council Heritage Inventory Assessment Form Draft

94 Lake Road

Frankton, Hamilton



Figure 1: The dwelling at 94 Lake Road.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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

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

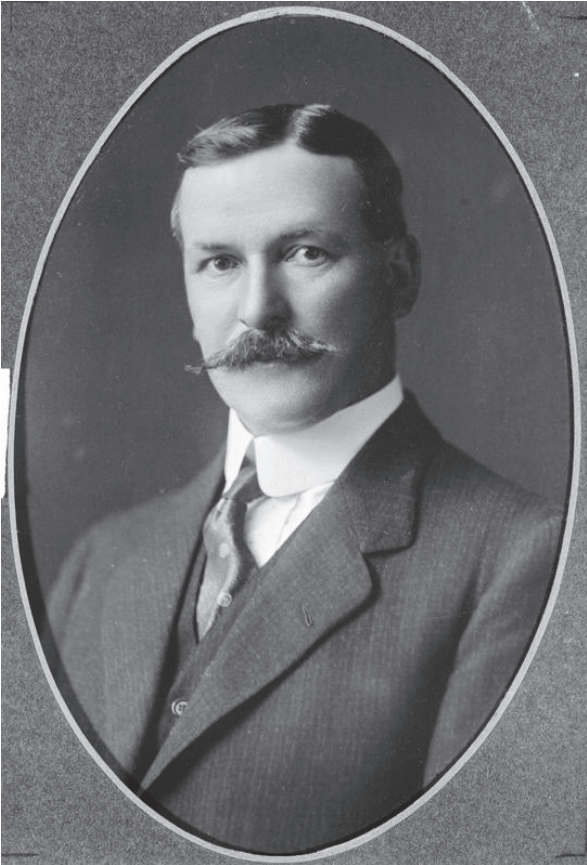


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

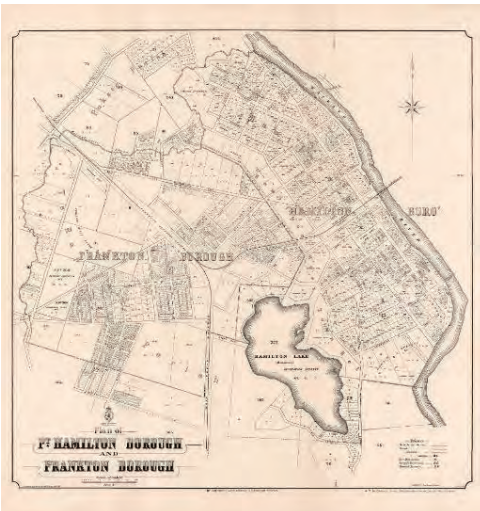


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record for the property is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Lot 367 - in the Frankton area (SA16/108). By 1891, Jolly has partially subdivided some of his estate into smaller sections, but still owns a section of land to the northwest of Lake Hamilton (SA61/79). In 1906, ownership of the estate passes to Jolly's wife – Mary Ridout Jolly – after Jolly's death (SA132/21). During the following decade, Mary Jolly subdivides her husband's land and sells off individual lots one by one. In 1915, she commissions a survey plan of an area at the corner of Lake Road and Queen's Avenue (Figure 6). After Mary's

death, the group of properties passes to her daughter, Edith Jolly (SA266/278). In 1918, the corner property – Lot 4 – is sold to David Finlayson, farmer (SA277/194). Historic newspaper articles indicate that Finlayson was a well-known and respected early settler who was born in Glasgow in 1849 and died in Hamilton in 1931.⁴ A number of other conveyances are recorded in the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and extant building, the structure was likely built in or soon after 1918 when the property was purchased by Finlayson.

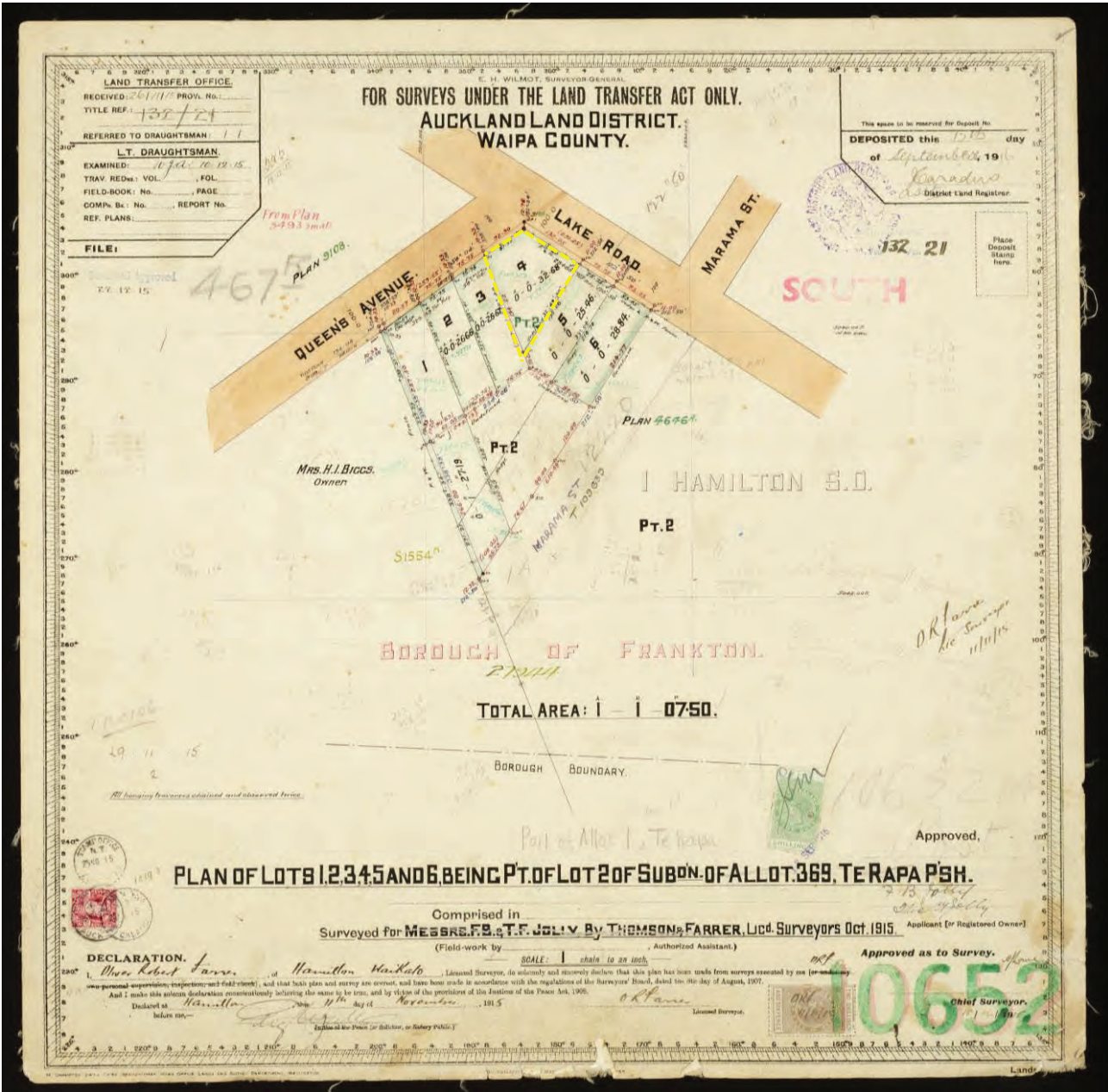


Figure 6: 1915 survey plan. Lot 4, which would eventually become 94 Lake Road, is indicated.
Source: LINZ, DP 10652

⁴ Waikato Times, Volume 109, Issue 18293, 2 April 1931, Page 6



Figure 7: 94 Lake Road, glimpsed through the trees.



Figure 8: Aerial of 94 Lake Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located at the corner of Queen's Avenue and Lake Road in the suburb of Frankton. The surrounding area is entirely residential. The building is hidden from the street due to dense vegetation.

2.2 Property Details

Legal Description: Lot 4 DP 10652

Parcel ID: 4543724

Current CT: SA277/194

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 94 Lake 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 building is a single storey structure designed 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 the U.K. and Australia from as early as 1910.

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



Figure 9: 'Typical' bungalows.
Source: Various

94 Lake Road has most of the elements typical of a bungalow, including the low-pitched roof exposed rafters to eaves, rusticated timber weatherboard cladding, and timber framed windows with lead comes to windows. The building is on a prominent corner plot at the junction of Lake Road and Queens Avenue

The timber framed roof has profiled metal cladding. There is a rendered chimney with chimney pot towards the front of the building. There is a large gable to the east elevation.

The ground floor widows are mainly projecting with supporting timbers and canopies and include corner windows spanning two elevations. The window canopies have exposed rafters and the windows have two pane bottom casements and opening top lights with coloured glass with lozenge decoration. At the south east corner there is a half-round decorative window.

Door joinery of timber with raised panels. The side door has a covered porch with exposed rafters and diagonal plain brackets, plus glazed window infill to the side and rear. The house has a large, rusticated timber weatherboard deck, which is likely to be a later addition/replacement.

The curtilage of the site has concrete rendered walls with wrought iron decorative railings, concrete piers and steps with diagonal patterned wrought iron gates.

There is a standalone timber weatherboard garage to the 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><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate associative value for its connection to well-known settler David Finlayson. It is likely that the property was constructed under Finlayson's ownership.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century. The property is an example of domestic architectural development, being one of a group of early 20th century bungalows, with good integrity and which are dispersed across Hamilton. The property demonstrates</p>

	<i>the social effects of the time through the architectural styles adopted by a private homeowner.</i>
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b. Physical/ Aesthetic / Architectural Qualities

<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The building is of moderate significance as a bespoke example of an early 20th century bungalow design. The canopied windows, projecting corner windows and coloured glazing give the building distinction.</i>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: <i>Unknown</i>
	Explanation: <i>The architect and builder of the structure are not known.</i>
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The place is of moderate significance as an unusual example of an early 20th century bungalow.</i>
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The dwelling appears to have moderate integrity value. The building appears to have had limited modification within almost 100years with the house and gardens forming a focal point for the historic development of the street and area. The large deck is likely to be a later addition but this does not detract from the integrity of the bungalow overall. The building has retained its significant features from the time of construction.</i>

c. Context or Group Qualities

<i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i>	Level of Significance: <i>Moderate</i>
	Explanation: <i>The place has moderate significance for its corner setting. The site appears to be unmodified since the 1915 subdivision. The building is on a prominent corner plot</i>

	<i>at the junction of Lake Road and Queens Avenue which adds to its setting value</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None
	Explanation: <i>The place has no landmark value as it is not particularly visible from the street.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Moderate
	Explanation: <i>The place makes a contribution to the continuity and established built character of the street/neighbourhood by providing evidence of earlier domestic architectural design in this part of Hamilton.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate group value as one of a number of early 20th century bungalows, with good integrity, which are dispersed across Hamilton.</i>

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

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

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

f. Cultural Qualities

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

g. Scientific Qualities

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 94 Lake 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 SA16/108 (1872)
CT SA61/79 (1891)
CT SA132/21 (1906)
CT SA266/278 (1917)
CT SA277/194 (1918)
DP 10652 (1915)

Hamilton City Council Heritage Inventory Assessment Form Draft

95 Lake Road

Frankton, Hamilton



Figure 1: The dwelling at 95 Lake Road.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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

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

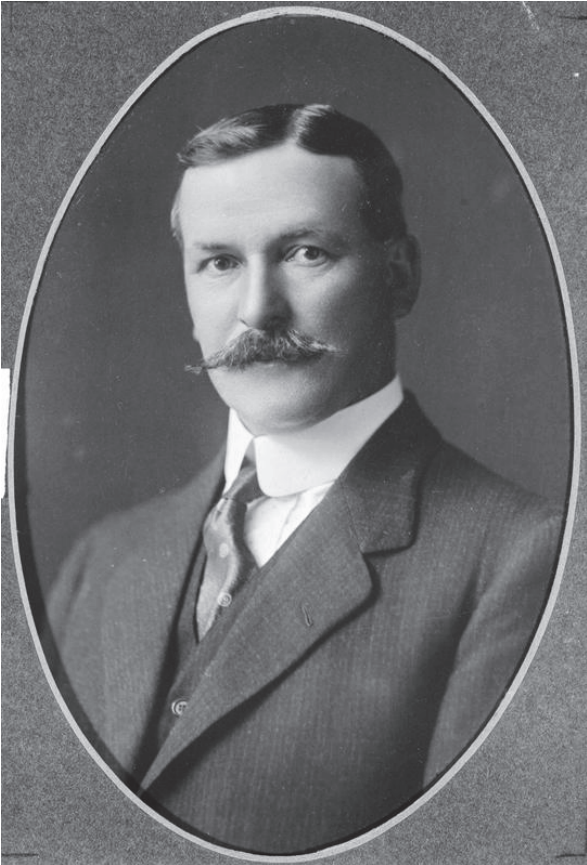


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives

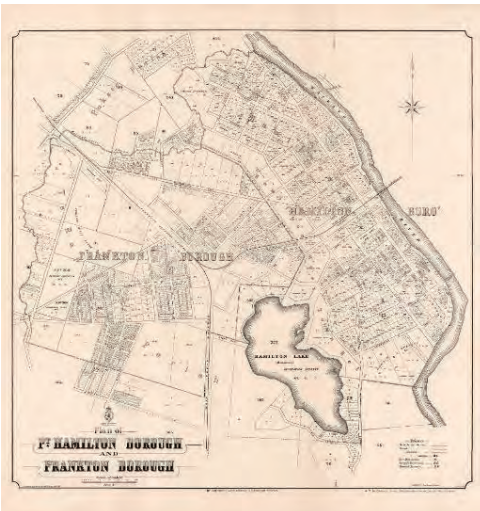


Figure 4: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.

Source: ATL



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

Source: HCC Archives

The earliest record for the property is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Lot 367 - in the Frankton area (SA16/108). By 1891, Jolly has partially subdivided some of his estate into smaller sections, but still owns a section of land to the northwest of Lake Hamilton (SA61/79). In 1905, Jolly sells a section of land between Lake Road and the railway line to Andrew Seymour Brewis, doctor (SA131/131). Brewis proceeds to subdivide the section into individual lots and has a formal survey plan drawn up (Figure 6). The next Certificate of Title available states that Brewis still owned the majority of the estate a decade later

in 1921, and had only sold a few of the smaller sections off (SA341/170). In 1926, Lot 11, which would become known as 95 Lake Road, was sold to Elizabeth Connell, spinster (SA447/61). A number of other conveyances are recorded in the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and extant building, the structure was likely built between 1923, when the Frankton Railway Factory began producing kitset houses, and 1926 when the property was purchased by Connell.

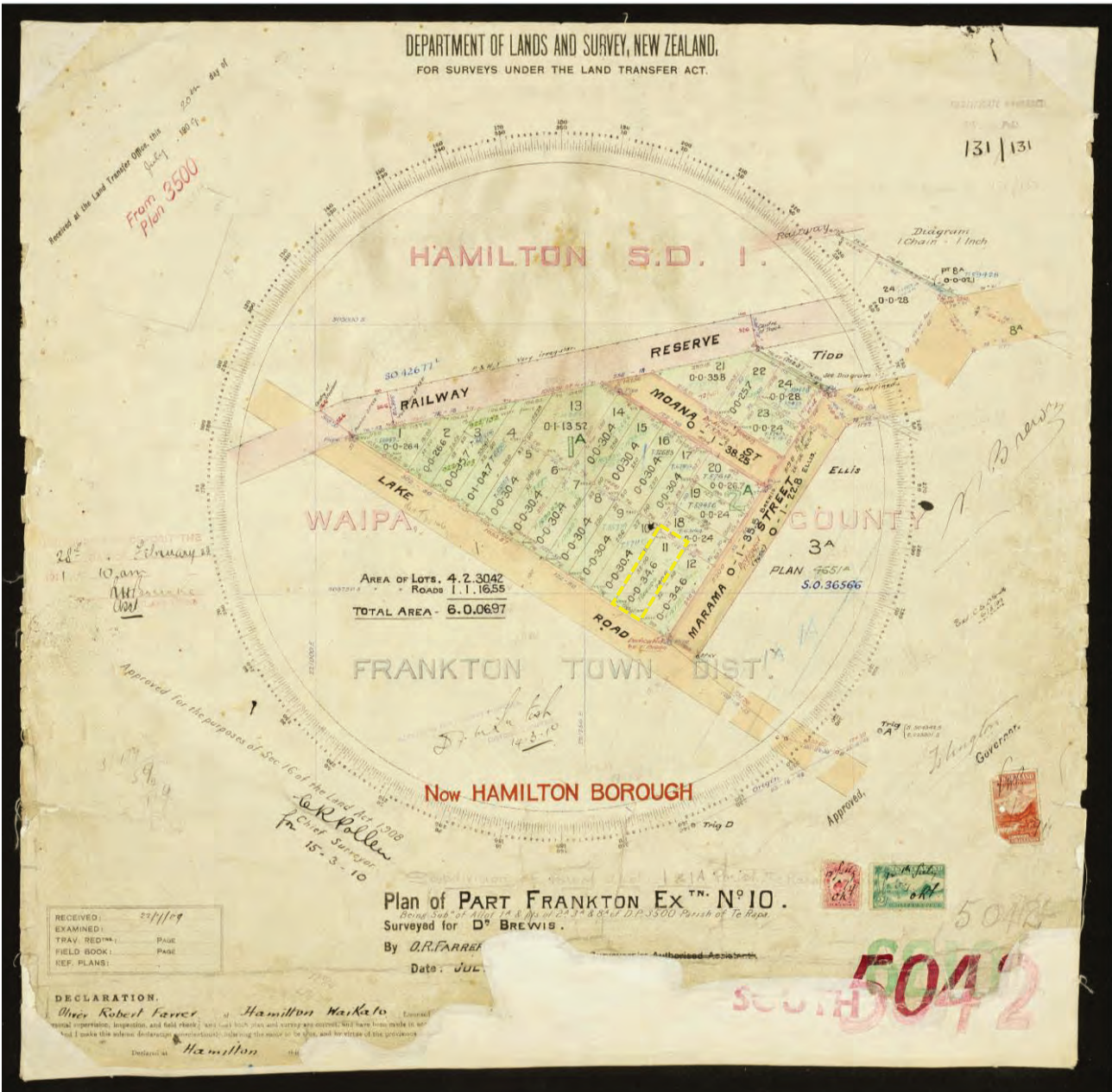


Figure 6: 1911 survey plan. Lot 11, which would eventually become 95 Lake Road, is indicated.
Source: LINZ, DP 5042



Figure 7: Side elevation of 95 Lake Road.



Figure 8: Aerial of 95 Lake Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of Lake Road in the suburb of Frankton. The surrounding area is entirely residential. The building is partially hidden from the street due to dense vegetation and a high fence. The property was subdivided in the 1990's.

2.2 Property Details

Legal Description: Lot 3 DPS 71887

Parcel ID: 4466981

Current CT: SA57D/321

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 95 Lake 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 95 Lake Road appears to be a railway cottage and was very likely built in the local Frankton factory. These railway cottages – a later variation of the early colonial and workers cottages - were mass produced in the 1920's. Once the North Island Main Trunk railway line was completed in 1908, housing was needed for workers at railway depots along the line. In 1919 the Architectural Branch of Railways, led by George Troup, developed a scheme to mass produce architecturally designed houses, pre-cut in a factory in Frankton, Hamilton. The factory was erected in 1921-22 and production began in 1923 using mainly timber from Railways-owned indigenous forests. Standard parts were cut, numbered, and marked for specific house types, and complete kitsets for houses were railed to various sites around the North Island. The houses took two to three weeks to assemble. Railways settlements sprang up in Frankton, Otahuhu,

Newmarket, Taumarunui, Ohakune, Taihape, Marton, Milson, Moera and Ngaio in the North Island, and a few South Island locations such as Greymouth. When the factory closed in 1929 over 1591 houses plus other buildings had been made, the majority in the period 1924-27. No further cottages of this distinctive style were built.



Figure 9: Another railway cottage of a similar design in Hamilton.
Source: NZ Places



Figure 10: Another railway cottage of a similar design in Hamilton.
Source: NZ Places



Figure 11: NZ Railways name tag to the street elevation - building number, and last NZR paint month/year.

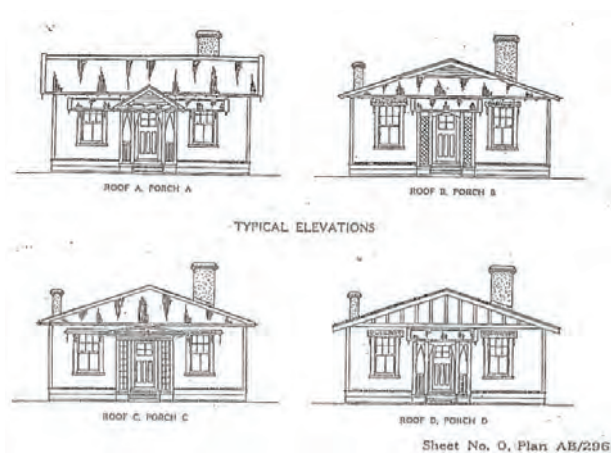


Figure 12: Different types and styles of the railway cottages produced.
Source: NZ Places

The railway cottage has a simple rectangular plan with a porch to the south elevation with later lean-to extensions to the north. There is a lean to garage attached to the east elevation which is in keeping with the main cottage with half timbering to the gable and rusticated weatherboard cladding.

The timber frame dwelling is clad in rusticated timber weatherboards throughout. The gable roof is low pitched with corrugated metal cladding and has half-timbering to the front gable. The side elevation has exposed rafters at the eaves.

Windows are mainly double hung sash units. The front elevation (south) windows have timber framed and clad canopies and have multi-light upper sashes and single large pane lower sashes. The side elevation (west) windows have two pane double hung sash units.

The south elevation has a timber framed porch to the front door with corrugated metal roof cladding and with exposed rafters and timber balustrade to either side of the main door, which is of timber.

The dwelling has an NZ Railways name tag plate to the upper right of the front of the main house (Figure 11); however the tag information does not appear to correlate to the actual building style/configuration, based on initial assessment of the NZ Railways archive information.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate associative value with the NZ Railways Department. The building was very likely to have been designed and constructed by the Railway Department in the early to mid-1920s.</p>
<p><i>ii) Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: High</p> <p>Explanation: The dwelling is associated with the Railway Department's housing scheme in the 1920's, which was a significant historical pattern during the time period. This type of mass produced dwelling was constructed in requirement to the growth of the railways industry across New Zealand.</p>

b. Physical/ Aesthetic / Architectural Qualities

<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate architectural significance for its mass produced Railways design which incorporated some Bungalow features such as the canopies to windows, rusticated weatherboards, and exposed rafters, as well as the Arts & Crafts influences of half-timbered gables. The dwelling is an amalgam of fashionable tastes of the 1920s, incorporated in a standardised form.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The cottage designs were led by George Troup, who was head of the Architectural Branch of Railways. These designs were employed in railway housing development schemes, in many areas nationally, in the 1920s.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value locally as an intact 1920s NZ Railway Department cottage. Many similar structures have been demolished or modified beyond recognition.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place appears to be relatively authentic, with some modifications. The lean to garage does detract from the integrity of the original dwelling to a degree. The building has retained its significant features from the time of construction.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate significance for its local setting in an area heavily associated with the Frankton Railway Station and Factory and the cottages it produced.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no landmark value as it is not particularly visible from the street.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate continuity value for its contribution to the character of the street and wider area, specifically with reference to the Railways themes in Frankton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate group value as one of a number of remaining railways cottages locally in the Frankton area.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate technological value for its connection to the Frankton Factory which produced the pre-fabricated cottages – a pioneering construction methodology for the time.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT, however a historic area associated with the Railway station and factory is listed with HNZPT (7014).</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has some cultural significance locally for its contribution to a shared sense of identity and history, with its connection to the NZ Railways Railway Department and its role in the development of the immediate local area in the 1920s.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<p>Level of Significance: Low</p> <p>Explanation: The place has the potential to contribute to information about the development of pre-fabricated architectural building practices in the early 1920's 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: High
- b) Physical/Aesthetic / Architectural Qualities: High
- c) Context or Group Values: Moderate

d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

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

It is recommended that 95 Lake 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 SA16/108 (1872)
CT SA61/79 (1891)
CT SA131/131 (1905)
CT SA341/17 (1921)
CT SA447/61 (1926)
DP 5042 (1911)

Hamilton City Council Heritage Inventory Assessment Form Draft

103 Grey Street

Hamilton East, Hamilton



Figure 1: Villa at 103 Grey Street.
Source: Harcourts

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.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵

Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

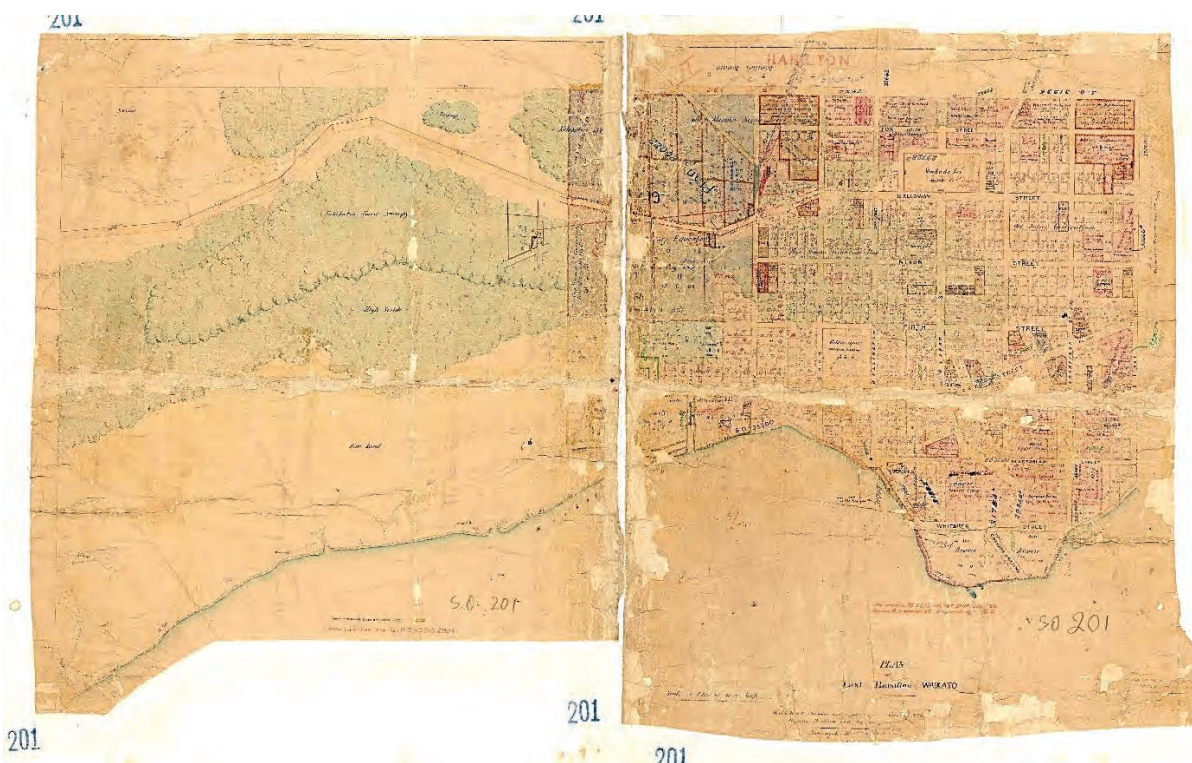


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

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

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

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

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

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

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

The property at 103 Grey Street was originally encompassed within Allotment 314 Hamilton East, a one-acre block that was granted to “James McPherson” according to the 1864 survey map drawn up by William Australia Graham. The original deeds Index reference for the property states that a Crown Grant was given to McPherson in 1866. Historic newspaper archives indicate that McPherson was a Captain in the Fourth Waikatos Regiment and was in charge of Stores, as well as being the Waikato electorate’s first parliamentary member⁹ and on the Kirikiriroa Road Board.¹⁰

At some point during the following years the property was conveyed to McPherson’s wife, Mary Elizabeth McPherson – historic newspaper archives indicate that James McPherson likely died in 1927 as an article titled ‘In Memorial’ was published at this time, though it does not give the exact date of Mr. McPherson’s death. Parts of the section were mortgaged and sold off to Barnwell in 1919, but Mary McPherson retained the section which would come to encompass 103 Grey Street.

A survey plan dated to 1920, and with Mary McPherson stated as the landowner, shows the original section being subdivided to create what would become 103 Grey Street. Mary McPherson also appears on the first certificate of title, dated to 1931 (SA537/90). Mary McPherson died in 1938, and the property was conveyed via transmission to the Guardian Trust and Executors Company of New Zealand Ltd., before being immediately passed onto William Charles Sanders in the same year. A number of other transmissions are recorded, but none of these are of historical significance to the property.



Figure 5: 1920 survey plan showing the subdivision of the site to create 103 Grey Street.
Source: LINZ



Figure 6: Aerial of 103 Grey Street.
Source: HCC GIS

It is difficult to estimate the exact construction date of the dwelling at 103 Grey Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed circa 1900 when the site was in the ownership of Mary McPherson prior to subdivision.

⁹ Waikato Times, Volume 102, Issue 17278, 14 December 1927, Page 6

¹⁰ Waikato Times, Volume X, Issue 658, 8 August 1876, Page 3

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the western side of Grey Street in Hamilton East. The dwelling is visible from Naylor Street when heading west and or turning into Grey street to head south. Large trees partially block the building from the view from the street. Prior to subdivision after 1920, the property would have been an isolated fairly grand villa at the main road junction. Well-manicured gardens enhance the aesthetics of the exterior.

2.2 Property Details

Legal Description: Lot 3 DP 28489

Parcel ID: 4524223

Current CT: SA712/200

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 103 Grey 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 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 7: 'Typical' villas.
Source: Various

The dwelling at 103 Grey Street is a rare early villa with two opposing gables, both with faceted bay windows and a verandah to the front elevation only, estimated to have been constructed around 1900-05. In plan, the dwelling follows the form and roof plan of a single gable bay window villa with an additional gable with bay window set back at the north elevation. A true corner bay villa would have a verandah return to the north and the corner line would be equidistant between the gables, whereas this example has been developed from the basis of a single bay villa plan. The building has horizontal timber weatherboard cladding, and corrugated metal roof cladding. There are three existing chimneys to the north, centre and south west of the building.

The bay windows are faceted have corner brackets below the eaves which are decorated to the east bay and plain to the north bay. The bay window facing east has a decorative window canopy/hood to the front elevation with vertical weatherboards and curved support brackets. Both gables retain their finials.

The verandah has been adapted with multi-pane window units and spandrels below forming an enclosed porch between the support posts. A door and infill cladding has been added to the north end of the verandah forming another entrance into the dwelling. The (likely original) moulded posts of the verandah have been retained along with some elements of brackets and teardrop detailing.

Window joinery consists mainly of large double hung sash units. Door joinery is of timber. The main front door has raised panels and consists of three bays with decorative top-lights.

The building has been largely extended to the south west and south east with several additions. There is a standalone timber weatherboard clad double garage to the 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	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: 103 Grey Street has associations with well-known individuals such as Captain James McPherson, giving the property low associative value for the local area.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 103 Grey 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

	demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.
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b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: High
	Explanation: 103 Grey Street is a rare surviving example of this type of early residential timber villa built in the early 1900's in and around Hamilton. Its plan being originally a single bay form which was adapted in design with an additional gable and bay set back from the front, aspired to be a higher status corner bay villa. This denotes the fashions of the time and social and economic influences on house design in the early development of residential areas. Its form, design, style and ornamentation give it high architectural significance.
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: Unknown, (most likely purpose built).
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: High
	Explanation: 103 Grey Street is a rare surviving example of this type of early residential timber villa built in the early 1900's in and around Hamilton. Its plan being originally a single bay form which was adapted in design with an additional gable and bay set back from the front, aspired to be a higher status corner bay villa.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Moderate
	Explanation: 103 Grey Street is a mostly well-preserved example of turn-of-the-century architecture in Hamilton and is still intact in its original form with what can be assumed to be its original decorative elements. Later extensions (to the rear) and alterations (the enclosed verandah) reflect changes made for subsequent occupants; however they have a fairly low impact on the overall integrity of the original dwelling.

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 103 Grey Street is located on the western side of Grey Street in Hamilton East. It is partially blocked from view by large trees, and therefore only has low significance in terms of its setting, though its well-manicured gardens enhance its amenity value. Prior to subdivision after 1920, the property would have been an isolated fairly grand villa at the main road junction.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 103 Grey Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical older bay villa archetype.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 103 Grey 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 120 years adding continuity value to the place.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, and setting 103 Grey Street has some group value as one of a very small number of early 20th century multiple bay villas which are dispersed across Hamilton.</p>

d. Technological Qualities

<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 103 Grey Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

technological or engineering history.	
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e. Archaeological Qualities

<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 103 Grey Street is thought to have been constructed circa 1900-05, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 103 Grey Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 103 Grey Street makes a contribution to the continuity and sense of place of the area, as an urban site, occupied for around 120 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>Level of Significance: Low</p>
	<p>Explanation: The place has some potential to contribute to information about the history and architectural development of the multiple bay 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 103 Grey 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.50
CT SA537/90
CT SA712/200
DP 14242

Hamilton City Council Heritage Inventory Assessment Form Draft

103 Pembroke Street

Hamilton Lake, Hamilton



Figure 1: The dwelling at 103 Pembroke Street.

1. Historical Summary

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

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

The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 26 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.

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

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

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

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

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

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

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

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

³ <https://www.stuff.co.nz/waikato-times/news/10412884/13/Voyage-around-the-Hamilton-Lake>



Figure 2: 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

Pembroke Street is located on the eastern side of Hamilton Lake, between the lake and the Waikato River. An undated survey plan (SO 378A-2, Figure 4) shows that the property at 103 Pembroke Street, then part of Ohaupo Road, was encompassed within Allotment 24, a large lot between the southern end of Lake Hamilton and the Waikato River, owned by John Walker. Allotment 24 is also visible in the 1913 map of Pt. Hamilton and Frankton Boroughs (Figure 2) dating to 1913, indicating that it had not yet been subdivided.

The earliest record relating to Allotment 24 is a survey plan dated 1923 which shows the subdivision of a large area of land owned by Mrs W. A. Graham (Figure 5). A Certificate of Title dated to February 1925 shows that Alice Graham (presumed to be Mrs. W. A. Graham or her daughter) in ownership of the entire estate (SA409/62).

Over the next decade Alice Graham sold off the subdivided properties of her family's estate. Lot 8 – which would come to be known as 103 Pembroke Street - was sold to Margaret Williamina Nolan, wife of Stanley Tilsey Nolan, motor trimmer, in 1934 (SA659/36). Advertisements for Nolan's business began to appear in the Waikato papers in 1931, and continued until the 1940s. Newspaper articles referring to the injuries received by their son after he was hit by a motor cycle in 1939 refer to the Nolans' as living in Pembroke Street.⁴

In 1967, The Nolans' subdivided Lot 8 which, along with a subdivision of the neighbouring Lot 7, created a new section at the rear (east) (DPS 12249). The property was subdivided again in the mid-1990s to adjust the boundaries of the 1967 subdivision (DPS 75628). Margaret Nolan remained the owner of the property until her death in 1995, at which time it was inherited by her son.

Considering the Certificates of Title, survey plans, and the extant building (described below), it is likely that the dwelling at 103 Pembroke Street was constructed in or soon after 1934 when the Nolans' purchased Lot 8 DP 17643.

⁴ *Waikato Times*, 18 February 1939



Figure 4: Undated survey plan SO 387A-2 showing Allotment 24 between the southern part of Lake Hamilton and the Waikato River.
Source: LINZ



Figure 5: 1923 survey plan undertaken for Miss W. A. Graham (DP 17643), showing the subdivision of the estate. Lot 8, which would become 103 Pembroke Street, is indicated.
Source: LINZ, DP 17643



Figure 6: 103 Pembroke Street, c. 1930's.
Source: HCL



Figure 7: Aerial of 103 Pembroke Street in 2021.
Source: Google Streetview

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of Pembroke Street in the suburb of Hamilton Central. The surrounding area is entirely residential. The building is partially visible from the street, but a high fence and vegetation makes this visibility limited. The site has been subdivided twice in the 1990's.

2.2 Property Details

Legal Description: Lot 1 DPS 75628

Parcel ID: 4442751

Current Certificate of Title (CT): SA58A/118

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 103 Pembroke 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 at 103 Pembroke Street is an unusual interpretation of the Art Deco and Spanish Mission styles.

The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great '*Exposition Internationale des Arts Decoratifs et Industriels Modernes*' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress.

Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WWII. Characteristics of the Art Deco style include flat roofs concealed by parapets, geometric patterns, and vivid use of colour.

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 rendered exterior walls which were often off-white or beige in colour, tiled roofs and fascias blended with parapets, and arched openings, porches or colonnades.



Figure 8: 'Typical' examples of Art Deco styled buildings.
Source: Various



Figure 9: 'Typical' examples of Spanish Mission styled buildings.
Source: Various

103 Pembroke Street has elements of both styles, including a rendered exterior, and a roof concealed behind a parapet - although the crenelated form of the parapet is more common to the Spanish Mission style. The window gables and unusual central entrance way with partial-hip roof feature tiles typical of Spanish Mission, but geometric ornamentation more typical of Art Deco. The entrance doors, with stylised glazing bars, are also a distinctly Art Deco styled feature, as are the multi-paned and leadlight windows of the building.

What was a previously a garage on the southern side of the building was converted in 2021 (refer Figure 7) presumably to provide more living space. The use of aluminium window joinery detracts from what is otherwise a largely unmodified front façade.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: <i>The place 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>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance in terms of historical patterns. The property was subdivided from a large estate and sold off in smaller lots to private individuals, a common process in the late 19th and early 20th century.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building has moderate architectural significance as an interpretation of the Art Deco and Spanish Mission styles, which make it an unusual and distinctive piece of residential architecture. The gabled windows with central entrance porch positioned in front of the crenelated parapet are particularly striking.</i></p>

<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown. However, given the style of the building, it is likely that there was a designer involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high rarity value as a unique example of an Art Deco / Spanish Mission styled dwelling.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The conversion of the garage on the southern side of the dwelling has compromised the authenticity of the dwelling to some extent; however, the dwelling generally retains the significant features from the time of its construction, as evidenced by historic photographs.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Although the site has been separated into two since the time that the dwelling was built, this has not impacted on the street-facing setting of the building. The dwelling sits within a streetscape of similarly sized and similarly aged dwellings, although it stands out amongst them due to its striking architectural form. The setting therefore serves to moderately extend its significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some landmark value as a striking piece of architecture that is highly visible from the street and is likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate continuity value as one of several similarly aged residential buildings in the street, which was opened up for development in the 1920s.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a small number of Art Deco / Spanish Mission styled houses</p>

<p>factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>in Hamilton. It also has some group value associated with the streetscape, where there are a number of other similarly aged houses – although 103 Pembroke Street stands out from these due to its unusual architectural form.</p>
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<h3>d. Technological Qualities</h3>	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has low technological value for its design and use of materials which were standard for the time period.</p>

<h3>e. Archaeological Qualities</h3>	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building was constructed in the 20th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p> <p>Explanation: The place is not listed with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low cultural significance for its contribution to a shared sense of identity and history in the local area. It may have significance to past occupants and their descendants. Its specific significance to the local community is not known.</p>

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

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 103 Pembroke 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 SA409/62 (1925)
CT SA659/36 (1934)
DP 17643 (1923)
DPS 12249 (1967)
DPS 75628 (1995)

Hamilton City Council Heritage Inventory Assessment Form Draft

101-105 Collingwood Street

Hamilton Central, Hamilton



Figure 1: The building at 101-105 Collingwood 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 city area grew around Victoria Street, named after Queen Victoria, which acts as the ‘spine’ of the CBD. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct in the later decades of the 19th century. As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton lake and the Waikato River – became established, 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 oldest record for the property at 101-105 Collingwood Street is a 1904 survey plan which illustrates a new subdivision at the corner of Collingwood Street and Anglesea Street in the city centre (DP 3406, Figure 8), undertaken for E. Wilson and H. I. Biggs. A Certificate of Title dated to three years later gives David Lusby, farmer, as the owner of a large portion of the land on the corner of Collingwood Street and Anglesea Street (SA173/66) but the new lots created in the 1904 survey plan are not shown.

By 1913, the survey plan had been updated and the lots revised. David Lusby had a new Certificate of Title created which showed him as the owner of Lots 3 and 4, fronting Collingwood Street (SA212/287). In 1921, Lusby sold Lot 4, which would eventually become 101-105 Collingwood Street, to Walter James Lewis, carpenter, and his wife Lillian Maud Lewis (SA326/204). The Lewis' took out four mortgages after purchasing Lot 4, one in 1921, another two in 1925, and another in 1927.

In 1940, the Lewis' sold the property to Eric Lawrence Jacobs, telephone mechanic. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the commercial dwelling at 101-105 Collingwood Street was constructed between 1921 and 1927 when the Lewis' were in ownership of the site. Historic aerials show that a residence originally existed to the rear of the site, likely where the shop owners lived. The residence was demolished sometime in the 1970's.

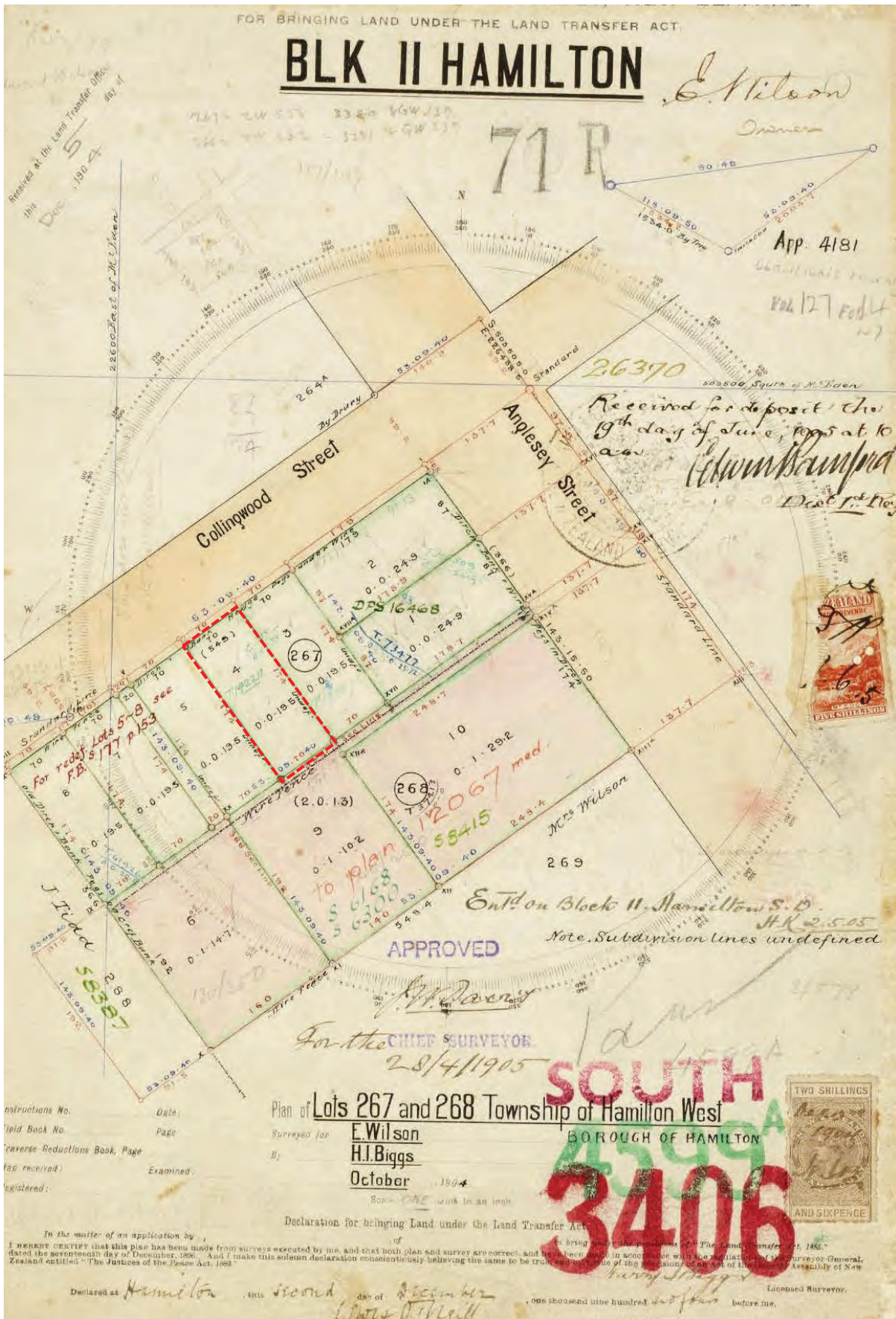


Figure 8: 1904 survey plan, Lot 4, where the subject building is located, is indicated.
Source: LINZ, DP 3406

2. Physical Description

2.1 Setting - Site Description

The buildings are located on the southeastern side of Collingwood Street, in the city centre area. The surrounding area is entirely commercial in nature. The building is easily visible from the street and is constructed up to the footpath. The site has not been subdivided since the 1904 subdivision.

2.2 Property Details

Legal Description: Lot 4 DP 3406

Parcel ID: 4406509

Current Certificate of Title ref: SA326/204

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 101-105 Collingwood 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 buildings are typical, early 20th century small-scale commercial structures, not designed in any particular architectural style. The structures are one-storeyed, and joined at their edge, but have two very different profiles – one has a flat roof and is taller than its immediate neighbour, while the other is shorter and has a gabled roof with a triangular pedimented parapet. The buildings look to be constructed of unreinforced masonry.

Tie rods secure a flat overhanging canopy to the parapet of the taller structure, while the shorter structure has a narrower, sloping canopy with no tie rods. The street-facing elevation of the taller structure is almost entirely open, with timber-framed bi-folding doors providing access to the interior, while the shorter structure has a single leaf door and a large multi-pane window with thin glazing bars.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: <i>The place has no known associations with any individuals or groups of historic significance. The place is now associated with Dora's - the successful local café business that operates out of the premises,</i></p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th – mid-20th century. The property also demonstrates the popularity of certain architectural tastes at the time of its construction, although it is not in a particular style.</i></p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: <i>The building has moderate architectural significance as a good example of a small-scale early 20th century commercial building. There is no strong or distinctive style about the building.</i></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.	Level of Significance: Unknown
	Explanation: Neither the architect nor the builder are known.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate
	Explanation: The place has moderate rarity value as an example of a small-scale early 20 th century commercial building.
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: Moderate
	Explanation: The place appears to be somewhat authentic, with some modification evident, though without original plans or historic images the authenticity of the structures is hard to verify.

c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property has moderate significance for its setting, which has not been subdivided since 1904.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: The place has a prominent street front position, but due to its small scale is not highly visible from a distance.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 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 th century.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of	Level of Significance: Moderate
	Explanation: The place has moderate group value as one of a number of intact examples of small-scale early 20 th century commercial buildings across Hamilton.

the place, group and landscape or extend its significance.	
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d. Technological Qualities

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

e. Archaeological Qualities

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

f. Cultural Qualities

<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic	Level of Significance: Low
	Explanation: The place has acquired some cultural significance as a popular and well patronised eatery. Beyond this, the place has no known cultural significance.

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 101-105 Collingwood 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 SA173/66 (1907)
CT SA212/287 (1913)
CT SA326/204 (1921)
DP 3406 (1904)

Hamilton City Council Heritage Inventory Assessment Form Draft

106 Forest Lake Road

Forest Lake, Hamilton



Figure 1: Transitional villa styled residence at 106 Forest Lake 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 Whitiora, Maeroa, Beerescourt, and Forest Lake. The suburb of Forest Lake was originally used as farmland which sat between two previously occupied Ngāti Wairere Pā sites, Mangahareke and Kirikiriroa, after the land was confiscated in 1864. The following information, sources from Heritage New Zealand Pouhere Taonga, details the history of the area:

162 hectares of the Forest Lake area was owned by Doctor John Carey, a surgeon of the 4th Waikato Regiment.¹ Carey acquired an additional 150 acres (60.75 hectares) and called his farm 'Forest Lake' after its area of native bush and a small lake, Rotokaeo. His land extended along both sides of Forest Lake Road and the northern and eastern parts were adjacent to the original town of Hamilton West. Carey died in 1889 and the farm was then owned by his daughter Margaret Kelly. By 1912, the subject area was owned by Mary Walsh, wife of John William Walsh, farmer and flaxmiller of Te Rapa. By that time, the area of Forest Lake was in Waipa Country, just outside the boundaries of Hamilton City. The North Island Main Trunk was established in 1908, which ran adjacent to Forest lake, and the main junction was located just south in Frankton. The population of the area was growing fast with employment opportunities around the railway.

Forest Lake fitted the government's criteria of providing housing for workers with lower incomes in areas adjacent to cheaper rural land. On 20 May 1912, the government announced the purchase of land at Forest Lake for the purposes of providing housing under the Workers' Dwellings Act 1910. This was a 3.6 hectare strip on the north-west side of Forest Lake Road belonging to Mary Walsh. The land was surveyed in June 1912 and divided into 36 lots plus one street (Lake Street) which lay between Lot 22 and Lot 23. The group of workers' dwellings at Forest Lake was termed the Laurensen Settlement in recognition of Liberal MP George Laurensen (1857-1913), a strong advocate for the Workers' Dwellings Act during its

¹ Other sources state that some of the land in the Forest Lake area was also owned by Thomas Jolly, father of Francis Bertrand Jolly.

passage through Parliament. Also in 1913, another landowner subdivided a 29 hectare block bordering the south-eastern side of Forest Lake Road into 200 sections for residential development. By the 1920's, further subdivisions by the Walsh's and other landowners provided more sections for housing and Forest Lake began to develop as a residential area.



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

Survey plan DP 7943 dated to 1912 (Figure 3) shows that Forest Lake Road was subdivided for the Department of Labour as part of the Laurenson Settlement. The earliest available Certificate of Title associated with this subdivision survey plan DP 7943 (and includes the property) was SA213/139 (1913) issued to the Crown. According to HNZPT:

The first load of timber for the Laurenson Settlement houses was delivered in mid-June 1914, and within three weeks the framework and roof of one villa had been erected and timber for three other houses was on the ground ready².

From the departmental reports, it seems that six houses were built in the Laurenson Settlement by March 1915, none in the April 1915 - March 1916 year (although three were in course of erection), and three in the April 1916 - March 1917 year. None were under construction as at 31 March 1917. The houses were built on Lots 1, 3, 4, 11, 13, 14, 22 and 23³.

Lot 14 refers to the house at 106 Forest Lake Road, which suggests that this house was constructed between 1914-1917.

² HNZPT Listing 9903: 'Additional Information'. <https://www.heritage.org.nz/the-list/details/9903>

³ Ibid.

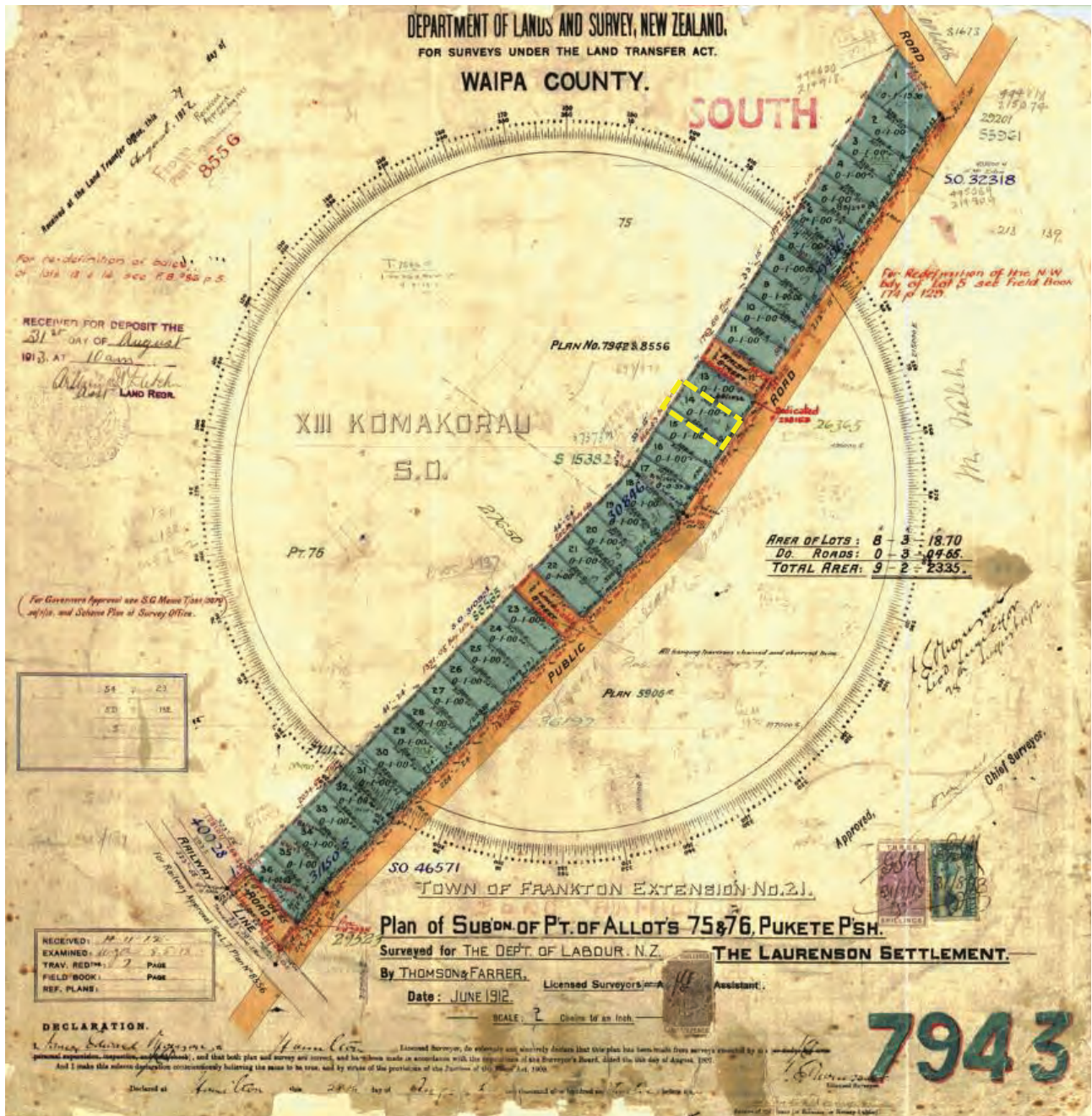


Figure 3: Survey Plan DP 7943 (1912) of the Laurenson Settlement, showing the original lot (14) which would eventually encompass 106 Forest Lake Road. Source: LINZ

Considering the Certificates of Title, survey plan and the extant building itself, the early 20th century transitional villa is assumed to have been constructed by the Government initiative known as the Laurenson Settlement between 1914-17. However, it is unclear why the first Certificate of Title was only issued in 1925 for this property.

The first individual Certificate of Title for this property was issued in 1925 to James Martin Elliot, engine driver (SA408/145). A mortgage was taken out by Elliot that same year.

Elliot died in April 1948 and the title was transferred to the Public Trust, before the mortgage being transferred to his widow May Mary Elliot. In June 1951, following the death of May Mary Elliot, it appears that the title was once again transmitted to the Public Trust and the mortgage was transferred to the son James Elliot of Hamilton, Police Constable, who later sold the property in

January 1952. In 1963, it appears that the rear of the property was subdivided. A number of other conveyances occurred in the late 20th century, but none are of historic significance.



Figure 4: Street elevation of 106 Forest Lake Road showing the carport addition.



Figure 5: Aerial view of 106 Forest Lake Road, Hamilton. Source: HCC GIS

2. Physical Description

2.1 Setting - Site Description

The property at 106 Forest lake Road is located on the western side of the road (near the intersection with Moore Street), Forest Lake, Hamilton. The surrounding area consists mostly of residential buildings on relatively flat land.

2.2 Property Details

Legal Description: Lot 1 DP 15238

Parcel ID: 4463158

Current Certificate of Title ref: SA491/251.

2.3 Existing Listing/Scheduling Status

The 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 106 Forest Lake 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 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.

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 (modillions) were gradually phased out.

The dwelling at 106 Forest Lake Road is in the transitional villa style with a hipped corrugated metal sheet roof, plain brick chimney, timber weatherboards, central doorway and window bays either side. Minimal timber decoration is present on the street elevation, in the form of modillions under the eaves. The windows are typically casement rather than double hung sash windows (typical of earlier Victorian-era villas). Original early 20th century construction features include the central gabled entranceway and stained-glass fanlights in the bays either side.

This early 20th century transitional villa is largely unmodified on its street frontage except for the addition of a later carport to one side of the dwelling. The current aerial photograph of the dwelling shows that a more modern lean-to and deck have been added to the rear (northwest). This addition would have likely replaced a period lean-to at the rear of the dwelling, which may have been included at the time of construction, or added shortly afterwards.

This dwelling is an original early 20th century transitional villa with timber decoration on the façade, assumed construction by the Government as part of the Laurenson Settlement between 1914-1917. A modern semi-enclosed carport has been added to one side of the original dwelling, which is only lightly attached (therefore considered to be potentially-reversible addition).

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

a. Historic Qualities	
<p><i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 106 Forest Lake Road is associated with the group of workers' dwellings at Forest Lake, which was termed the Laurensen Settlement in recognition of Liberal MP George Laurensen (1857-1913), a strong advocate for the Workers' Dwellings Act during its passage through Parliament. Beyond this, the place has no known associations with historically notable individuals or organisations.</p>
<p><i>ii) Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 106 Forest Lake Road has moderate significance with regard to historic patterns in the region. The property was subdivided in 1912 from a larger lot, as part of the Government-driven Laurensen Settlement. Subdivision 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. However, as part of a government housing initiative, house style layout and design typology would likely have been selected by the government architect or master planner in charge of the subdivision scheme.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 106 Forest Lake Road is of moderate significance as one of a group of Laurensen Settlement properties, and constructed in the transitional villa style. The form and aesthetic features of the building are a unique combination of villa and bungalow-style elements. The placement of the bay windows under a separate mono-pitched roof either side of the central entrance gives the impression that an earlier verandah has been infilled; however, the house was designed this way. The carport attached to the dwelling has diminished its aesthetic attributes, but this could be easily reversed.</p>

<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Although the dwelling was constructed as part of the Government-driven Laurenson Settlement, the architect and builder are unknown. However, as part of a government housing initiative, house style, layout and design typology would likely have been selected by the government architect or master planner in charge of the subdivision scheme.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 106 Forest Lake Road has moderate rarity value as a transitional villa style building constructed as part of the Laurenson Settlement Government housing initiative.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 106 Forest Lake Road appears to have high authenticity, though without the original plans this is hard to confirm. The attached carport is the most noticeable addition on the street elevation. There is evidence of additions and a deck at the rear of the dwelling. It appears there have been some additions and alterations to the place over time, and it is likely that some original materials have been replaced with more modern substitutes as part of general maintenance.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property at 106 Forest Lake Road has moderate significance for its setting. The lot has been built on to the rear, losing the original site layout. The front elevation (excluding the attached carport) retains its original setting providing some value.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The property at 106 Forest Lake Road has no known landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 106 Forest Lake Road has moderate continuity value for its contribution to the character of the street and surrounding landscape in this part of Hamilton.</p>

<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 106 Forest Lake Road has moderate group value in terms of being a property associated with the Government-driven Laurenson Settlement housing development. The property is one of a group of Laurenson Settlement transitional villa-styled houses, with good integrity along Forest Lake Road.</p>

<p>d. Technological Qualities</p>	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 106 Forest Lake Road has some technological significance for its standard craftsmanship and use of materials for the time period in which it was constructed.</p>

<p>e. Archaeological Qualities</p>	
<p>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 106 Forest Lake Road was not constructed until c.1914-1917, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 106 Forest Lake Road is not listed as a historic place with HNZPT. It may be noted that three other Laurenson Settlement houses are listed with HNZPT, being numbers 84, 102 and 126.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: None</p>
	<p>Explanation: Built as part of a government housing scheme, and occupied for approximately 100 years, the property makes a contribution to the continuity and sense of place in Forest Lake Road and the wider suburb. 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> <p>Forest Lake Road generally has the potential to increase understanding about government housing developments through interpretative material.</p>

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

Moderate

3.3 Scheduling Details

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

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

It is recommended that 106 Forest Lake 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)

The New Zealand Heritage List Online, Heritage New Zealand Pouhere Taonga

4.2 Historic Titles, Deeds and Survey References

CT SA213/139 (1913)

CT SA408/145 (1925)

DP 7943 (1912)

Hamilton City Council Heritage Inventory Assessment Form Draft

110 Albert Street

Hamilton East, Hamilton



Figure 1: Villa at 110 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865-66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

Limited information has been sourced on the specific history of 110 Albert Street. The property was originally encompassed within Allotment 255 Hamilton East, a one-acre block that was granted to James Syers in 1876. Multiple transactions occurred to the property from the 1880's to the early 1900's. One of note is the transfer of land to Mary Catherin Atkinson in 1907. It is likely that she subdivided the land between 1909-1910 (indicated by multiple transfers of land in 1910). This can be seen in the 1909 survey plan DP 4815 for Atkinson, where Lot 255 is subdivided into 6 parcels (110 Albert St is located in Pt Lot 5).

Following this, Lots 5 & 6 were transferred to and first mortgaged by Matthew Cook in 1910. The property was transferred twice on September 29th, 1919, likely indicating the transfer of the individual lots separately to Agnes Mary Williams and Joseph Seymour Bolton. Both individuals took out mortgages in 1919 and transferred their properties in 1920. A series of transactions occurred following these, but they are unlikely to be of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 110 Albert Street; however, comparing the certificate of title information with the form, style, and ornamentation of the extant building (discussed below), the dwelling was likely constructed around 1910, after the first mortgage by Matthew Cook.

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

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

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

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

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

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

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

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

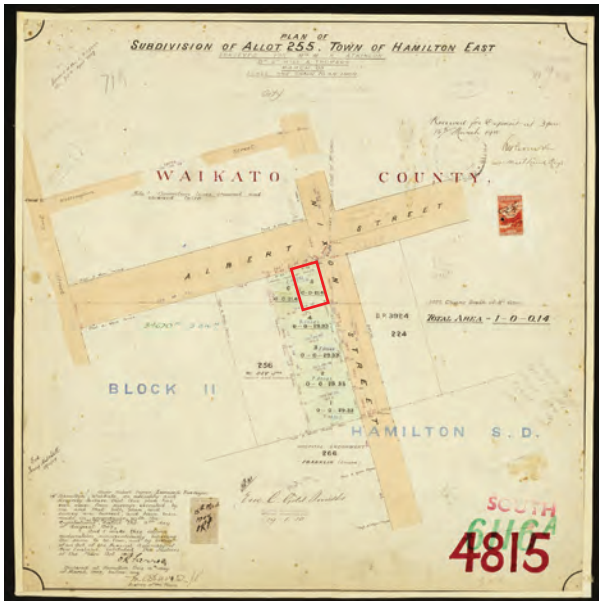


Figure 4: 1910 plan showing lot 5 on the corner of Albert and Nixon Streets (DP 4815)
Source: LINZ



Figure 5: Aerial showing 110 Albert Street on the southwestern corner of Albert and Nixon Streets, 2021.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The property is located on the southwestern corner of Albert and Nixon Streets in Hamilton East. The low-lying planting and fence make it particularly prominent from the streetscape. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Galloway Park at the end of Albert Street.

2.2 Property Details

Legal Description: Lot 5 DP 4815

Parcel ID: 4524886

Current Certificate of Title ref: SA698/238

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 110 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

The dwelling at 110 Albert 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 110 Albert Street is an increasingly rare corner angle double 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 brick chimneys, and verandah with a bullnose roof that faces north onto Albert Street and east onto Nixon Street. The east verandah has received modification prior to 2008 with the external building line being brought from the inside line to the outside line, thereby increasing the internal

space. A timber casement window has been added to this alteration which is installed to match the height of the lower sills of the original sash units.

In plan, the dwelling follows the form of a corner angle double bay villa, mostly symmetrical with a lean-to area at the rear. The hipped roof has two gable bays projecting from it and supports two brick chimneys, which are likely to be original. Both projecting bays feature sash windows and finials, whilst the Albert Street facing bay is faceted. A number of original decorative elements remain, such as the corbelled brick chimney stack, eaves brackets and finials, verandah brackets and fretwork, and decorative balustrade.

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.	Level of Significance: None
	Explanation: 110 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.
<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	Level of Significance: Moderate
	Explanation: 110 Albert Street has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a rare group of early 20 th century corner bay

important transportation routes, social or economic trends and activities.	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.
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b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 110 Albert 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><i>ii. Designer or Builder:</i> The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Unknown, (most likely purpose built).</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 110 Albert 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><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 110 Albert Street is a restored example of circa 1910 villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. The Nixon Street facing elevation has been modified prior to 2008, with an internal space being extended into the former verandah area. Later extensions and alterations reflect changes made for subsequent occupants; however they have a low impact on the overall integrity of the dwelling.</p>

c. Context or Group Qualities	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property has moderate significance for its setting, having not been subdivided since the original 1910 subdivision (DP 4815). The corner plot setting of the property adds to the importance and value by its prominence and visual impact.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 110 Albert Street has low significance as a local landmark, although maybe somewhat recognised by the local community as it is located on the corner of a prominent intersection in Hamilton East and an example of a typical older and decorated villa archetype.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 110 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. The property on its corner plot has not been altered since construction thereby providing strong continuity 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>Level of Significance: Moderate</p>
	<p>Explanation: Due to its age, appearance, style, and setting 110 Albert 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>

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>Level of Significance: Low</p>
	<p>Explanation: The villa at 110 Albert Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

technological or engineering history.	
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e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Although the building at 110 Albert Street is thought to have been constructed circa 1910, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 110 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>Level of Significance: None</p>
	<p>Explanation: The dwelling at 110 Albert Street has no known cultural value.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<i>Level of Significance: Low</i>
	<i>Explanation: 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>

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 110 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA698/238 (1938)

CT SA168/68 (1910)

CT SA11/270 (1876)

DP 37275 (1950)

DP4815 (1910)

DP 337 (1909)

Hamilton City Council Heritage Inventory Assessment Form Draft

110 Clyde Street

Hamilton East, Hamilton



Figure 1: The dwelling at 110 Clyde 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, with distinctive 'grid' patterns, 1904.
Source: HCC Archives

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

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

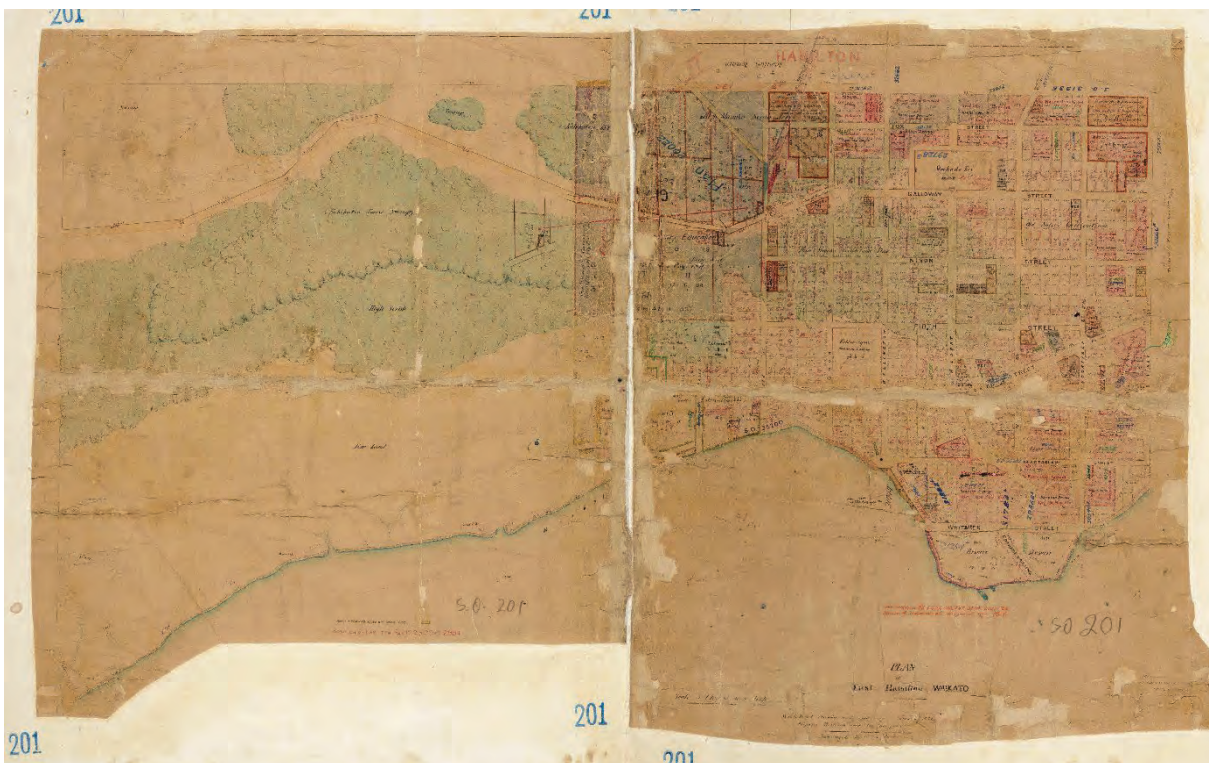


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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

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

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

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

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

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

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

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

The earliest record for the property is a 1908 Certificate of Title which gives the Mayor Councillors and Burgesses of the Borough of Hamilton as the owners of Lot 36 at the corner of Clyde and Nixon Street in Hamilton East (SA136/65). Lot 36 was initially designated as a 'public pound' on the 1864 map of Hamilton East and was at the far northern extent of the surveyed settlement (Figure 4).

A survey plan dated to 1946 shows that Lot 36 had not yet been subdivided, nor built on, and that the Hamilton City Council were still the owners of the land (DP 33673). A survey plan dating to 1948, two years later, shows that Lot 36 was subdivided into six sections – four facing onto Clyde Street (Lots 3-6), one facing onto Nixon Street (Lot 1), and one at the corner of both streets (Lot 2) (Figure 5). Lot 2 of the subdivision was immediately leased to Davies Robert Barry (sic) for a term of 21 years. The subsequent Certificate of Title, dated to 1968 and after the 21 year lease term of Barry, shows that the Mayor Councillors and Citizens of the City of Hamilton were still in ownership of the property (SA9D/1062). By 1988, the house was sold into private ownership. A number of other conveyances are recorded in the late 20th century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building itself, the dwelling at 110 Clyde Street was likely constructed in 1948 after Lot 36 was subdivided and Lot 2 of the new subdivision leased to Barry in the same year. Historic aerial imagery shows the site as being empty in 1943, in the process of being cleared in preparation for construction in 1948, and by 1953 the current dwelling is evident in the images.

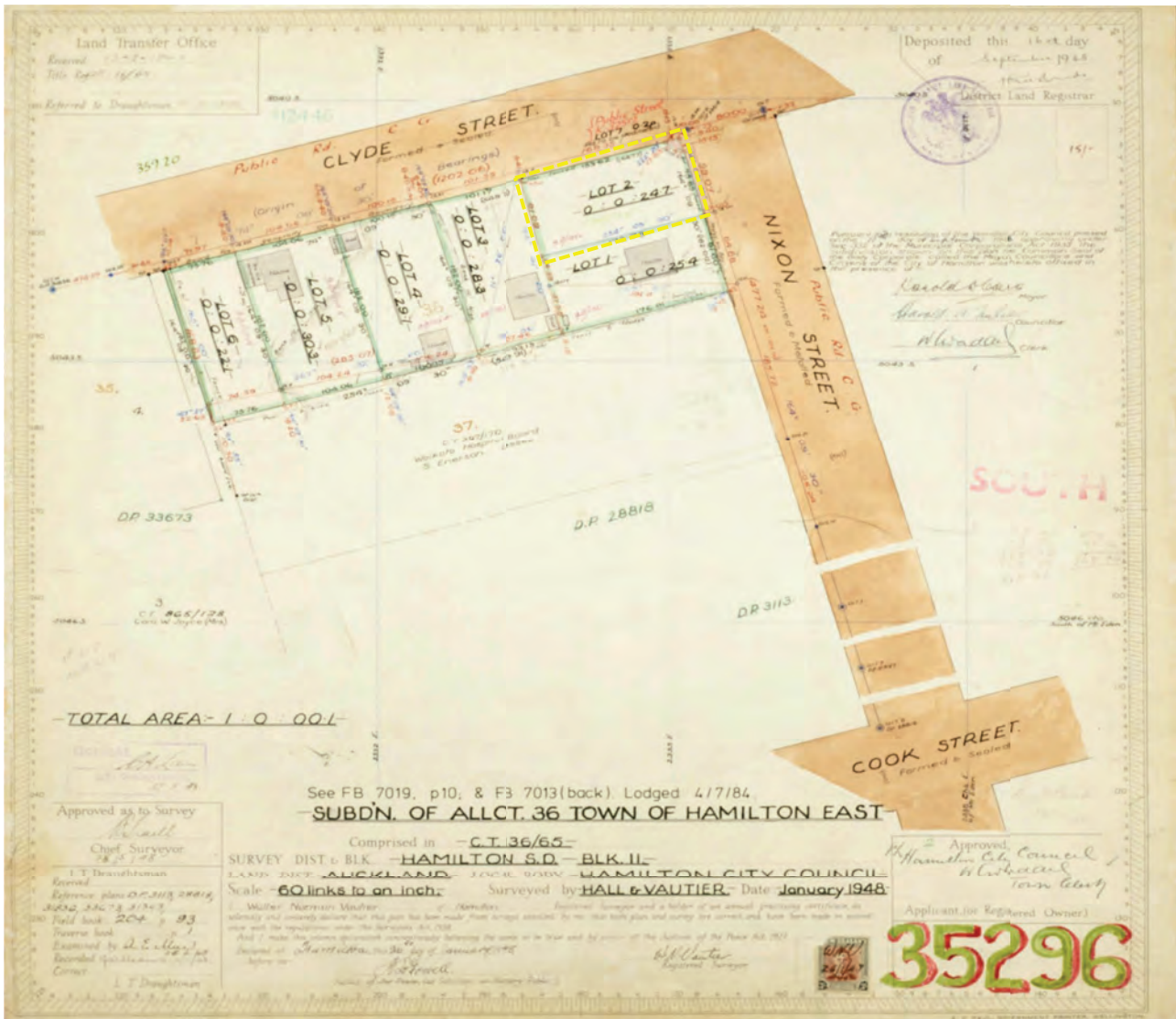


Figure 5: 1948 survey plan, Lot 2, which would eventually come to be 110 Clyde Street, is indicated.
 Source: LINZ, DP 35296

The following excerpt from an article produced by the Press Reader in 2008 describes the history of the Huntly brickworks and the legacy of the material in the Waikato today:

"Huntly Pottery, the town's first brickworks, was set up in 1884 and production escalated to 350,000 bricks a year when it was bought by William Collins in 1890 and became W Collins Brickworks. In 1907 it became Coates Ltd. under Isaac Coates before Huntly Brick and Fireclay Company took over operations four years later [1911]. By 1913 the brickworks were cutting coal from its privately owned opencast mine on the property and by 1920 production had trebled to hit eight million a year. Most of the Huntly brick houses we see around today were built between the 1920's and 1960's although some were still being clad with Huntly brick up until the 1980's. In 1960-1961 the company became a subsidiary of Winstone Ltd. and, under the name Huntly Brick Company, changed direction to making refractory bricks to line furnaces, boiler fireboxes, and chimneys. By 1968 the plant spread over 63 hectares and was constructing 10 million bricks a year, the vast majority for industrial uses. Bricks are still produced there today [at the time of publishing, 2008]."

Ian Day, director of Waikato Coalfield's Museum, says "If you speak to people who are not from the Waikato, one of the things they associate with the Waikato is Huntly brick." The brick - a by-product of the town's coalmining - is what Huntly is mostly known for. Day says it's no coincidence that Huntly is able to produce such high quality brick; it's a common attribute of mining towns. It's down to the availability of good quality clay. The alumina in the clay and the high silica content makes the bricks extremely heat resistant. Drive the streets of Huntly and you'll see hundreds of houses built in Huntly brick. There are also notable buildings like Huntly hospital and the Masonic Lodge built in the 1920's, St Paul's Anglican Church built in 1934, and Huntly Courthouse in 1979."

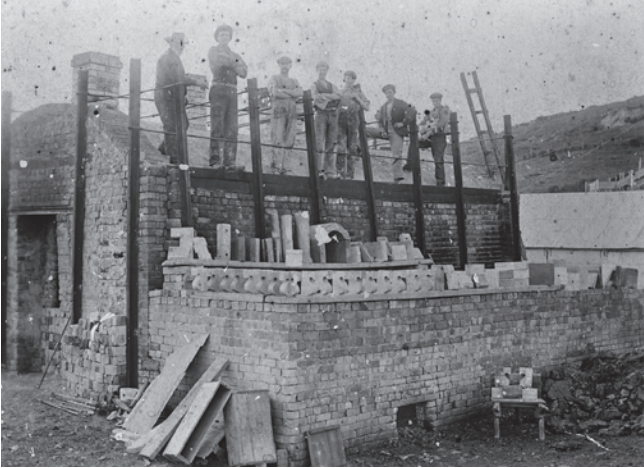


Figure 6: The Huntly Brickworks, 1897.
Source: Hamilton Libraries, ID: HCL_05912



Figure 7: Huntly brick, stamped with 'HUNTLY', found in Hamilton East.

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on a prominent corner site at the corner of Nixon and Clyde Streets, in the suburb of Hamilton East. The surrounding area is a mix of commercial and residential premises. The building is easily visible from the street, with no vegetation or fence to the property perimeter. A retaining wall addressed the change in ground slope between the pavement and the front lawn of the subject site. The site has not been subdivided since the 1948 subdivision.

2.2 Property Details

Legal Description: Lot 2 DP 35296

Parcel ID: 4461873

Current Certificate of Title ref: SA9D/1062

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 110 Clyde 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 is a single-storey structure which is roughly 'L' shaped in plan. It has a hipped roof, clad in red Marseille tiles, and the exterior is clad in Huntly brick. The bricks vary in colour, with yellow, orange, and red hues all evident. The building features some Art Deco touches, such as curved steps leading up to the main entrance, a curved brick wall of the planter garden with soldier brick capping course, the arched entranceway to the front door, and a sunburst design to the steel gates at the north east and west of the building. There is a circular 'infill' section adjacent to the doorway which may have been a circular window when first constructed.

The casement-style windows are timber-framed with angled brick sills below. The window sizes are fairly large in proportion to the façade heights with thin glazing bars, providing lots of light into all sides of the dwelling. Below the window sills is a continuous brick string course which projects from the wall line and denotes the floor level with subfloor beneath. The door joinery is of timber and the front door has decorative etched glazing. A row of metal posts can be seen along the planter garden which may have supported chains to form the original fencing.

The house is on a large corner plot which is highly visible to the surrounding area. The setting has not been changed or developed since completion with the garden being almost totally clear of plantings, trees or bushes. The concrete driveway at the south east has decorative grassed plantings set within the pathway. The site is enclosed by a concrete (plastered) retaining wall, which returns to concrete steps and path to the house entrance, from the north east corner of the site. There is a non-contemporaneous separate garage to the west 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><i>i. Associative Value</i> - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate associative value for its connection to the local Hamilton City Council who were the historical owners of the site.</p>
<p><i>ii. Historical Pattern:</i> - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th - mid-20th century. The property also demonstrates the popularity of certain architectural styles at the time of its construction within Hamilton.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has local architectural significance for its use of Huntly brick, and its form which was typical for state housing at the time. The building is distinctive due to its low level of ornamentation and balanced functional aesthetic.</p>
<p><i>ii. Designer or Builder:</i> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Neither the architect nor the builder of the dwelling are known.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The building has moderate rarity value as a Huntly brick residential dwelling constructed by the Hamilton City Council as an investment property to lease to individuals. The integrity of the site also adds to the rarity value of the property and setting.</p>

<p><i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: According to aerial imagery, the dwelling appears to be unchanged in form since its construction. No other changes appear to have been undertaken to the property itself. The building retains its original features and setting.</p>

<p>c. Context or Group Qualities</p>	
<p><i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The property has moderate significance for its setting on a corner site which has not been subdivided since 1948. The setting of the property does not appear to have been altered since the building was completed. The setting has been maintained since completion and is highly visible to the local community.</p>
<p><i>ii. Landmark:</i> The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place has no known landmark value.</p>
<p><i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the mid-20th century. The setting of the property does not appear to have been altered since the building was completed. The setting has been maintained since completion and is highly visible to the local community.</p>
<p><i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a small number of Huntly brick constructed homes, built in the late 1940s, with high levels of integrity, which were constructed by the Hamilton City Council as an investment property.</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 significance for its use of Huntly brick within a Council built house in the post-World War II environment. The material also has some potential to contribute information about the development of the brickworks industry in the Waikato region during the 20th century.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

Level of Significance: Unknown

Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.

ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

Level of Significance: None

Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities

i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such

Level of Significance: None

Explanation: The place has no known cultural significance.

people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
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g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about the history and phase of use of Huntly brick being used for Council built properties after World War II, 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:	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 110 Clyde 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 SA136/65 (1906)
CT SA9D/1062 (1968)
DP 33673 (1946)
DP 35296 (1948)

Hamilton City Council Heritage Inventory Assessment Form Draft

116 Galloway Street

Hamilton East, Hamilton



Figure 1: 116 Galloway 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.¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴ Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷ Hamilton East developed as a separate settlement to Hamilton West, divided by the Waikato River. Most of the commercial development was in Hamilton West, but some businesses were established in Grey Street during the late 1860s to 1870s. The houses were spread out, each on a one-acre section, many sections remaining unoccupied. In 1874 the population of Hamilton East was 300, living in 53 wood and iron dwellings and two sod huts; the majority of dwellings had less than five rooms.⁸

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

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

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

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

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

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

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

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



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

The property at 116 Galloway Street was originally encompassed within Allotment 167 of Hamilton East, a one-acre block that was allocated to 'Edwin Hinchcliffe' according to the 1864 survey map drawn up by William Australia Graham. The oldest Deeds Index reference for the property (1F.539) confirms that Edwin Hinchcliffe was awarded a crown grant for Allotment 167 in 1866 before conveying the land to Aitken in 1875. There are no further transactions or other deeds index references for the property until 1906 when the land appears to have been seized by the Supreme Court and awarded to Finlay. In 1907, Finlay conveys land to Stocken who appears to subdivide the land as a number of conveyances are listed to other parties under his name over the next two decades. In 1929, the land is conveyed to Watkins and a new certificate of title is created under the Land Transfer Act. The new certificate of title dated 1930 (SA535/212) named Enos Leonard Watkins, decorator, as the owner. A number of other conveyances and transfers occurred throughout the mid to late 20th century but none of these are of historic significance. A survey plan dating to 1957 shows the property being subdivided into a front and a rear site, with the historic dwelling retained on the front site.

It is difficult to estimate the exact construction date of the dwelling at 116 Galloway Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed circa 1890 to 1905 whilst under ownership of Finlay. Unfortunately, no historic survey plans of the site were able to be sourced.

2. Physical Description

2.1 Setting - Site Description

The property is located on the eastern side of Galloway Street in Hamilton East. The dwelling is set back from the road, and obscured by a large hedge and trees.

2.2 Property Details

Legal Description: Lot 1 DPS 4937

Parcel ID: 4496407

Current CT: SA1420/11, SA27A/556, SA27A/557, and SA27C/62

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 116 Galloway 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 116 Galloway Street is a good example of a late 19th to very early 20th century grander 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 5: Examples of 'early' or 'square' villas, built between 1880-1900.
Source: Various

The dwelling at 11 Frances Street is a single storey grander square villa incorporating a return verandah and gable. The building would have been considered a higher status square villa at the time of construction. The building is situated hard up to the right hand boundary (south) and this is reflected in the lack of architectural embellishment to this side. The building is a single storey structure with a hipped timber framed roof clad in corrugated metal.

The eaves of the villa have moulded brackets to the front and left hand side (north). The verandah has a bullnose canopy with brackets and lightly moulded support posts providing some decoration. The verandah also has some modern timber louvre infill panels to the right hand side.

The villa has rusticated timber weatherboard cladding, timber window joinery and a brick chimney. A central front doorway is flanked by two elaborate triple double hung sash windows to either side. The central bottom sash of these large windows has been replaced by a double bottom opening two light casement unit. The front door is of timber with three panels and has separate side and triple top lights above, all with ornate floral and coloured glazing with lead comes.

The side elevations both have double hung sash units and again the central bottom sash of these large windows has been replaced by a double bottom opening two light casement unit. The left hand side (north) elevation has a later projecting canopy over the double hung sash window.

The right hand side elevation has been partially overclad with corrugated panels. The villa has a lean-to extension to the rear of the building which is common in this archetype. The lean-to also has double hung sash window units to the north and a single bottom opening casement to the south 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>Level of Significance: None</p>
	<p>Explanation: 116 Galloway Street is not known to be associated with any notable individuals or organisations of historical significance to Hamilton, the Waikato district, or New Zealand.</p>
<p><i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i></p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 116 Galloway Street has moderate significance with regard to historical patterns in the region. Although likely built prior to and or just after the turn of the 20th 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 established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction. The property is also an example of domestic architectural development, being one of a group of rare late 19th and early 20th century square villas with return verandah, with good integrity within Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: Due to its design, form, and style, 116 Galloway Street is of high significance as a distinctive and surviving example of the type of early residential timber square villas with return verandah that were built in the late 1800's and early 1900's in Hamilton. Its slightly complex form with its hipped roof and bullnose verandah, demonstrates a key period in residential housing provision and construction of the time.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: Unknown, (most likely purpose built).</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 116 Galloway Street is of high significance as a surviving example of an intact square villa with return verandah in Hamilton, with some modifications and extensions. Although a more common building typology at the time, it is now a rare example of early residential timber square villas, with many similar structures being demolished for modern development, or highly modified to the point of loss of integrity value.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 116 Galloway Street is a well-preserved example of late 19th and early 20th century architecture in Hamilton and is still largely intact in its original form with what can be assumed to be its original decorative elements. Unfortunately, the corrugated wall cladding and later casement window alterations lowers the overall integrity.</p>

<p>c. Context or Group Qualities</p>	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 116 Galloway Street is located on the eastern side of Galloway Street in Hamilton East. It is partially obscured from the street due to a large hedge and other vegetation.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 116 Galloway Street has some significance as a local landmark which could be somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 116 Galloway Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 116 Galloway Street is located within the Hamilton East Residential Character area. The house forms part of a group of houses from a range of periods that collectively contribute to the distinctive character of Hamilton East, Hamilton's earliest suburb. The building has some group value as one of a small number of late 19th to early 20th century square villas which still exist in Hamilton.</p>

the place, group and landscape or extend its significance.	
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d. Technological Qualities	
<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	Level of Significance: Low
	Explanation: 116 Galloway Street has low technological significance for its use of standard materials and construction techniques for the time period.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: 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.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 116 Galloway Street is not listed as a historic place with HNZPT.

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly</i>	Level of Significance: Low
	Explanation: Built in between 1890-1900, this rare square villa makes a contribution to the continuity and sense of

<p><i>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><i>place of the local area, as an urban site, and domestic dwelling occupied for approximately 120 years..</i></p>
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<p>g. Scientific Qualities</p>	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information through documentary records associated with the place as well as physical and possibly archaeological investigations.</i></p>

3.2 Assessed Significance

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

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

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 116 Galloway 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.539
CT SA535/212 (1931)
DP 4937

Hamilton City Council Heritage Inventory Assessment Form Draft

118 Albert Street

Hamilton East, Hamilton



Figure 1: Villa at 118 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).¹ He produced a detailed map which showed sections allocated to militia, and also large areas of swamp and kahikatea forests – timber from which was used to build the first houses in the area.² Military settlers were expected to defend the towns in the event of a Māori attack, in return for grants of a town acre (0.4 hectares) and 50 acres of rural land.³ Once all of the sections were surveyed, the settlers' military pay was cut, and food rations continued for only a year.⁴

Survival was so difficult that many left before they gained freehold title to their land on completion of three years' service.⁵ Most British troops were withdrawn from the Waikato in 1865–66, and in 1867 the militia was replaced by a professional Armed Constabulary charged with guarding the confiscation line.⁶ Discovering that their land was inaccessible and swampy, in addition to the poor pay and food rations, many military settlers departed.⁷

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

Limited information has been sourced on the specific history of 118 Albert Street. The property was originally encompassed within Allotment 223 Hamilton East, a block of land that belonged to R. Parker in 1864. The original Crown Grant identifies the owner of the land in 1873 to be William Aitken (SA7/127). In 1882 Aitken transferred the land to Michael Head, who mortgaged the property that same year.

In 1910 the property was transferred to John Clements, who mortgaged it that same year. A 1911 survey (DP 7273) shows that Clements subdivided lot 223 into 8 parcels and lot 3 (118 Albert St) contained a dwelling on site. Lot 3 was transferred to and mortgaged by Sergeant Robert William Hathaway of the 16th Waikato Regiment, in 1912.

Sergeant Hathaway served in Egypt and the Balkans during WWI and was wounded in action in the Dardanelles. He received the 1914-18 Star, British War Medal and Victory medal in 1921 – 1922 following discharge and return home.⁹ Shortly after this Hathaway accidentally drowned in the Waipa River in Otorohanga in 1922.¹⁰ The property remained in the Hathaway family until 1930 when it was transferred to Norman Mitchell and then William Pye. A series of transactions occurred during the mid- late 1900s, but they are unlikely to be of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 118 Albert Street; however, comparing the certificate of title information with the extant building (discussed below), the dwelling was likely constructed circa 1912-1914, when lot 2 was mortgaged by Robert William Hathaway. The dwelling seen on the survey DP 7273 appears to be a different shaped footprint and in a different location to the surviving dwelling. It is possible that this original dwelling was

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

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

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

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

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

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

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

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

⁹ <https://digitalnz.org/records/34983905/hathaway-robert-william>

¹⁰ *Waikato times*, volume 95, issue 14960, 2 June 1922, page 6

constructed prior to 1900 and then removed/ demolished prior to the construction of the extant dwelling at 118 Albert Street.

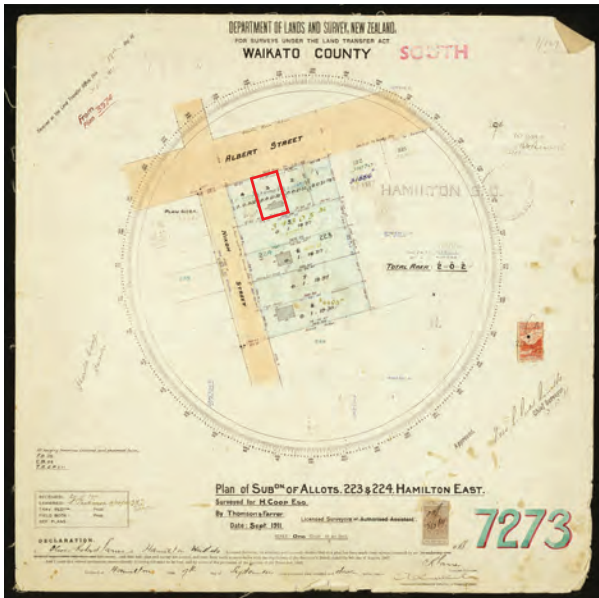


Figure 4: 1911 plan showing lot 3 with a dwelling on it (DP 7273)
Source: LINZ



Figure 5: Aerial showing 118 Albert Street on Albert St.
Source: HCC GIS Maps, 2021

2. Physical Description

2.1 Setting - Site Description

The property is located near the southeastern corner of Albert and Nixon Streets in Hamilton East. The low-lying picket fence and garden art make it a prominent dwelling within the streetscape. The surrounding area largely consists of residential dwellings (mostly early 1900s villas, bungalows, and cottages) and recreational spaces, such as Galloway Park at the end of Albert Street.

2.2 Property Details

Legal Description: Lot 3 DP 7273

Parcel ID: 4524731

Current Certificate of Title ref: SA119/114

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 118 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

The dwelling at 118 Albert 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 118 Albert Street is a single faceted bay villa estimated to have been constructed during the 1910s. The building has horizontal timber weatherboard cladding, a corrugated steel

roof with an open bullnose verandah that faces Albert Street and appears to have its original brick chimney and timber-framed sash windows. A number of decorative elements also remain, such as verandah frieze with baluster detailing, and roof gable finial, although these may have been subject to some restoration. The bracketry of the verandah posts is a later addition.

Hamilton City Council files show that the owners added a garage and made alterations to the southern façade of the dwelling, extending the kitchen into the porch area, adding a new entry to the laundry and new deck alongside the bathroom, circa 1987.

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
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- 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.	Level of Significance: Low
	Explanation: 118 Albert Street has direct association to an individual of Hamilton, due to the original owner/occupant having seen action and received war medals during WWI, which creates some low associative value.
<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,	Level of Significance: Moderate
	Explanation: 118 Albert Street has moderate significance with regard to historic patterns in the region. The property is an example of domestic architectural development, being one of a group of early 20 th century villas, with good integrity and which are dispersed across Hamilton. The

social or economic trends and activities.	property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.
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b. Physical/ Aesthetic / Architectural Qualities

<p><i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: Due to its design, form, style and ornamentation, 118 Albert Street is of moderate architectural significance as an example of an early 20th century 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>Level of Significance: Unknown</p>
	<p>Explanation: The builder of the dwelling is unknown.</p>
<p><i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 118 Albert Street is of moderate significance as a surviving example of a mostly intact early 1900's single bay villa 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>Level of Significance: Moderate</p>
	<p>Explanation: 118 Albert Street is a restored example of circa 1910 villa architecture in Hamilton, with what can be assumed to be mostly its original decorative elements. The street facing elevations appear to be heavily restored as seen in the remodelling of verandah brackets and verandah detailing. Later extensions and alterations (largely made in the late 1980's) reflect changes made for subsequent occupants, however they do not negatively impact the integrity of the dwelling.</p>

c. Context or Group Qualities

<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: 118 Albert Street has moderate significance for its setting. The lot has been retained the original site boundaries seen in the 1911 survey DP 7273. The front elevation also retains its original setting providing some additional value.</p>
<p><i>ii. Landmark: The historic place is an important visual landmark or feature.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 118 Albert Street has low significance as a local landmark although maybe recognised by the local community as an example of a typical older dwelling.</p>
<p><i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: 118 Albert Street makes a contribution to the continuity and established built character of the street by providing evidence of domestic architectural design and development in this part of Hamilton.</p>
<p><i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i></p>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, and setting 118 Albert Street has some group value as one of a number of early 20th century single bay villas which are dispersed across Hamilton East.</p>

d. Technological Qualities

<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The villa at 118 Albert Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>
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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 118 Albert Street is thought to have been constructed circa 1910, 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: 118 Albert 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, 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: None

Explanation: The dwelling at 118 Albert Street has no known cultural value.

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

Level of Significance: Low

Explanation: The place has some potential to contribute to information about the history and architectural

<p><i>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>development of the villa styles which developed in the Hamilton area.</i></p>
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3.2 Assessed Significance

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

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 118A 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA199/114 (1912)

CT SA183/22 (1910)

CT SA7/127 (1873)

DP 7273 (1911)