

Hamilton City Council Heritage Inventory Assessment Form Draft

Roger Walker Townhouses

Saint Andrews, Hamilton



Figure 1: The buildings at 120 Sandwich 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 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 survey plan dated to 1911, which shows large areas of land owned by Messrs. Madill, Gillies, Bryant, and Fry. The earliest Certificate of Title for the property showed that John Wesley Madill owned the section of land which would eventually encompass the property at 120 Sandwich Road (SA244/189). A 1916 survey showed that the land, known as Lot 1 at this time, had passed into the ownership of Donald McDonald, confirmed by the creation of a new Certificate of Title in the same year which gave him as the owner of the land (SA250/109).

The land then appears to have been further subdivided and conveyed numerous times over the next four decades, though many of the recorded transactions on the historic Certificate of Title are unfortunately illegible. A new Certificate of Title is created in 1965, giving 'D.V. Bryant Trust Board' as the owner of a number of individual lots at the corner of Sandwich Road and Marnane Terrace (SA4B/1390). An accompanying formal survey plan created in the same year confirms this (Figure 2). Lot 28 of this subdivision was sold to Andrew Frank Ernest Walker, brother of renowned architect Roger Walker, in July of 1965 (SA4B/1404). A number of other conveyances are recorded in the 20th and 21st centuries, but none of these are of historic significance.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the townhouses were constructed after 1965 when Andrew Walker acquired the property, and that they were designed by his brother, Roger Walker. Aerial photography of the time confirms the townhouses were not built before 1967 whilst construction was apparent (if not completed) by 1974.

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.

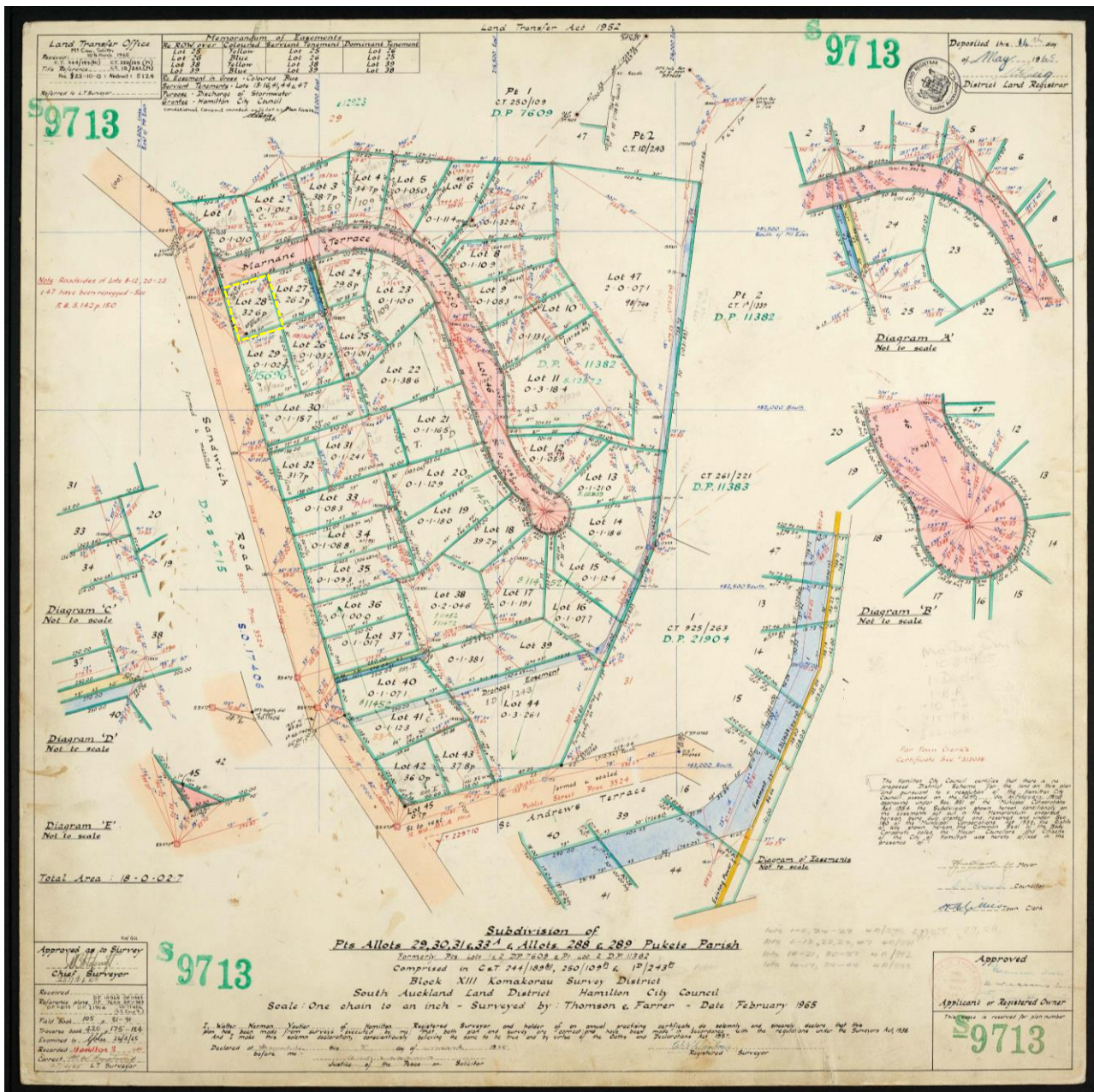


Figure 2: 1965 survey plan. Lot 28, which would eventually become 120 Sandwich Road, is indicated.
Source: LINZ, DP 9713



Figure 3: A sketch of a hillside home (left) and Park Mews (right), both by Roger Walker.
Source: NZIA



Figure 4: Unusual roof forms of 120 Sandwich Road, a typical feature of Roger Walker structures.



Figure 5: Aerial of 120 Sandwich Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The townhouses are located at the corner of Sandwich Road and Marnane Terrace in the suburb of St Andrews. The surrounding area is entirely residential. The townhouses themselves are only partially visible from the street due to high fences and dense vegetation surrounding them, though the unusual roof forms are still very visible.

2.2 Property Details

Legal Description: Lot 28 DPS 9713

Parcel ID: 4283846

Current Certificate of Title (CT): SA26C/1021, SA26C/1022

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 120 Sandwich 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 58A Lake Crescent is designed in Roger Walker's typical playful style, with a collection of modular geometric forms. The buildings form a collection of approximately 10 interconnected individual small structures, creating the appearance of a hamlet, in an eccentric collection of arranged rectangular forms.

The townhouses are constructed in fairly basic materials including plain masonry blockwork, timber frame roofs (assumed) which are steeply pitched, with compressed synthetic shingle cladding. Windows include timber framed multiple light through eaves dormers. Roofs have skylights, and or whole glazed panels forming roof flanks or gables, and portholes in areas. One roof is turret like complete with finial. One of the central buildings has a tall concrete block work chimney.

There is a large separate standalone garage to the south of the main houses which has been constructed in concrete blockwork.

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. 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>Level of Significance: High</p> <p>Explanation: The place has high associative value for its connection to Roger Walker, one of New Zealand's most well-known and respected architects.</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>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 also demonstrates the popularity of certain fashionable architectural styles, at the time of its construction.</p>

b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: High</p> <p>Explanation: The building has high architectural significance as an example of Roger Walkers domestic work. The building has bespoke aesthetic appeal. Its lack of ornamentation and blend of geometric styles make the building or buildings highly distinctive.</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>Level of Significance: High</p> <p>Explanation: The townhouses were (assumed) designed by Roger Walker, one of New Zealand's most well-known and respected architects.</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>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as an example of Roger Walker's domestic home work in 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: Without original plans, it is impossible to verify the exact integrity of the existing townhouses. The buildings have retained most of their original fabric and features such as the blockwork walls and steep roofs. The extent of later additions cannot be confirmed.</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 low significance for its setting. The townhouses are on a corner site which provides some prominence but are largely hidden by high fences.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: The place has some landmark value as the roofs and chimney will be recognisable to the local community and the association of the designer may be locally recognised.</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 area by providing evidence of bespoke architectural design, employed in domestic dwellings.</p>
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate group value as one of a number of Roger Walker's lesser known works across Hamilton City and New Zealand.</p>

d. Technological Qualities	
i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual	<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</p>

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.	demonstrates innovative and unusual forms of domestic construction.
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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.	<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>
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>Level of Significance: None</p> <p>Explanation: The place is not listed with HNZPT.</p>

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.	<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 recognised by the architectural and local community.</p>
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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:	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 120 Sandwich 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)

<https://www.rogerwalkerart.co.nz/pages/about-roger-walker-architect>

<https://www.nzia.co.nz/awards/gold-medal/2016-gold-medal-roger-walker>

4.2 Historic Titles, Deeds and Survey References

CT SA244/189 (1915)

CT SA250/109 (1916)

CT SA4B/390 (1965)

CT SA4B/1404 (1965)

DP 7609 (1911)

DP 11382 (1916)

DP 9713 (1965)

Hamilton City Council Heritage Inventory Assessment Form Draft

129 Rimu Street

Maeroa, Hamilton



Figure 1: Dwelling at 129 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 1290 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, where the property at 129 Rimu Street is located, 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 oldest record relating to 129 Rimu Street is a Certificate of Title dated to 1919 which gives John Frederick Vercoe as the owner of a large block of land in the northern suburbs (SA213/205). By 1921, Vercoe had subdivided the entire estate (DP 9152, Figure 3) (SA339/71).

Lot 13 of this subdivision, which would eventually become 129 Rimu Street, was sold to Frederick John Chell, bricklayer, and Catherine Jane Rose Chell, in 1922 (SA362/150). In 1936 the property was conveyed via transmission in its entirety to Catherine Chell after Frederick's death.

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 1922 when the Chell's purchased Lot 13 from Vercoe.

In 2012, Lot 13 DP 9152 was subdivided into three lots (DP 449094). This subdivision defined the current boundaries of the property.



Figure 3: Survey plan showing the subdivision of land for J. F. Vercoe in 1913, with Lot 13 (which would become 129 Rimu Street) indicated.
Source: LINZ, DP 9152

2. Physical Description

2.1 Setting - Site Description

The site is located on the southwestern side of Rimu Street in the suburb of Maeroa. The surrounding area consists entirely of residential buildings. The building is easily visible from street view. The property was subdivided in 2012 with the historic property occupying the front site.

2.2 Property Details

Legal Description: Lot 1 DP 449094

Parcel ID: 7410487

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 129 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 New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 129 Rimu Street is designed in the bungalow style, estimated to have been constructed c. 1922.

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

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, and the use of bow and box-bay windows. The traditional bungalow typically has a verandah to the street facing elevation, sometimes featuring columns and geometric detailing; and almost always has exposed rafters in the eaves. The use of coloured glass or leadlighting in windows is also a common feature of this typology, as is the use of shingles to gable ends. See Figure 4 for examples of traditional Bungalows.

Unlike the average New Zealand bungalow, the dwelling at 129 Rimu Street is not timber frame or clad in weatherboard, but is masonry with a mixture of rendered finishes. This may be because the house was constructed by Frederick John Chell, who was a bricklayer; however, there is no documentary evidence to confirm this. It is also symmetrically composed, with the main entrance into a central hallway – a layout that changed as the bungalow moved further and further away from its predecessor, the villa.

In other respects, the architectural features of the dwelling are typical of a bungalow. The roof is low-slung roof with exposed rafters to the eaves. The small gable on the street front elevation features a ventilator, and a small frieze with studded brackets. The windows are a combination of casement sashes with fanlights featuring coloured glass above. The front-facing porch is deep, and features partial-height walls giving it a sense of enclosure which became popular in bungalows as porches were also used as outdoor spaces. The chimney that is visible has the deep, flat cap projecting at the top which is also commonly found in New Zealand bungalows.



Figure 4: Traditional Bungalows.
Source: Various



Figure 5: 129 Rimu Street.



Figure 6: 129 Rimu Street.

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 individuals or groups of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 129 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 20 th century, and sold off into private ownership where new owners would build dwellings in the favoured architectural styles of the time.

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: 129 Rimu Street is of high architectural significance as a nationally unusual example of the bungalow style. It has some traditional elements of the style, including a low-slung roof and exposed rafters, but other less-common attributes such as a fully symmetrical form, full verandah to the street-facing elevation, and rendered masonry construction.

<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 and construction of the building, it is likely that a designer was involved. As Frederick John Chell, who owned the property when the dwelling was constructed, was a bricklayer, it may be that he built the dwelling himself, but this cannot be confirmed.</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 dwelling at 129 Rimu Street has moderate rarity value as an unusual example of the bungalow typology.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: As the building has some unusual features which are not common in typical Bungalow-style buildings, and there are no historic drawings or images available to compare the building to, it is not possible to know if these features were original or a later addition.</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 129 Rimu Street has moderate setting significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 129 Rimu Street has moderate landmark value as a highly visible building of unusual design with a strong street presence, 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: 129 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 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,</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 129 Rimu Street has moderate group value as one of a number of similar dwellings in this part of Hamilton, which reflects the time at which this area was opened up for development.</p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities	
i. 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>Level of Significance: Moderate</p> <p>Explanation: 129 Rimu Street has moderate technological significance for its use of materials and construction techniques which, while not unusual, were not typical of residential construction in Hamilton at the time.</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.	<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>
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>Level of Significance: None</p> <p>Explanation: 129 Rimu Street is not listed as a historic place with HNZPT.</p>

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	<p>Level of Significance: Low</p> <p>Explanation: Built in the early 20th century, the dwelling makes a contribution to the sense of place and shared community identity of the area. It may have significance</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>	<i>to past occupants and their descendants. Its specific significance to the local community is not known.</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 about architectural design in the area at the time.</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:	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 129 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 SA213/205 (1913)
CT SA339/71 (1921)
CT SA362/150 (1922)
DP 9152 (1913)
DP 449094 (2012)

Hamilton City Council Heritage Inventory Assessment Form Draft

131 Albert Street

Hamilton East, Hamilton



Figure 1: Bungalow at 131 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 Māori chief Te Awaiaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps.

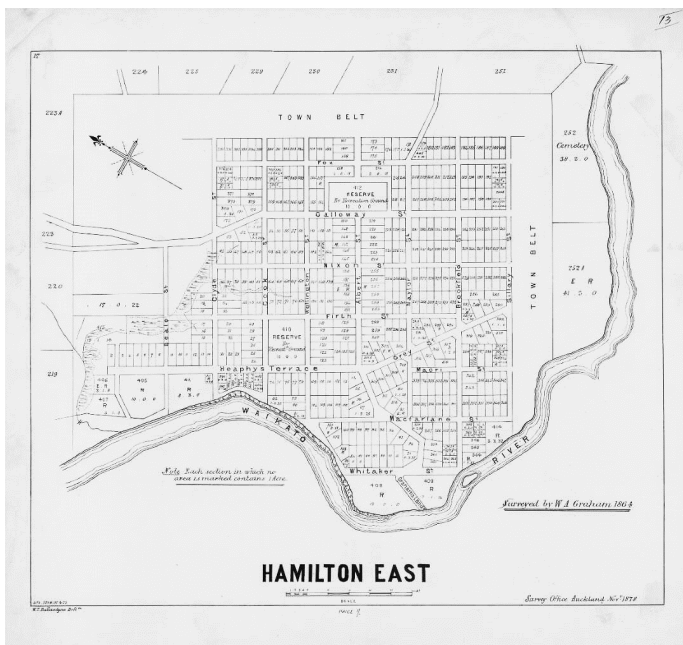


Figure 2: Survey of Hamilton East in 1874, showing section allotments of one acre originally allocated to militiamen in 1864.

Source: ATL



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

Source: HCC Archives

Hamilton East was first surveyed in 1864 by William Australia Graham (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 131 Albert Street was originally encompassed within Allotment 149 Hamilton East. An 1864 survey by William Australia Graham states that, during this period, the land was owned by G Vowless (a farmer who worked at Gibbons Sawmill).⁹ Captain Grove Vowless (Fourth Regiment Waikato Militia) was the second person from the 'Pioneer' ship to set foot on the east bank of the Waikato River near the Traffic (now Victoria Street) bridge.¹⁰ When Grove died in 1876 of consumption, his wife Teresa became responsible for raising their eight children, working at the hospital and assisting her sons with running their 1 acre property at Albert St and 50 acres of land. North of Hamilton East.¹¹ Captain Grove Vowless' grave features on the Hamilton Cemetery Heritage Trail.

In 1920, Lots 148-151 were transferred to Mrs Nelly Charlotte Isabella Chapman, who subdivided her 4 acres and 2 perches into 11 parcels of land that same year (seen in DP 12817). Part lots 7 and 8 were transferred to Mary Sissons, wife of carpenter Edward Arthur Sissons, in 1922 (SA356/266). Mrs Sissons took out the first mortgage on the property in 1922 and then transferred it to Benjamin Wright in 1923. Mr Wright received a mortgage in 1924 and then transferred the property to Margaret Matilda Weatherby in 1927.

The current CT (SA11A/1) 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 131 Albert Street; however, comparing the Certificate of Title information with the extant building (discussed below), 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 <https://teara.govt.nz/en/zoomify/27305/hamilton-east-survey-map>

¹⁰ <https://www.pressreader.com/new-zealand/waikato-times/20140609/282119224603787>

¹¹ <https://www.hamilton.govt.nz/our-services/cemetery-srvices/about/Documents/Hamilton%20East%20Cemetery%20Heritage%20Walk.pdf>

dwelling was likely constructed in the early 1920s. A public notice in a 1919 Waikato Times Paper states that Mrs Nelly Chapman was occupying Lots 148-151, which indicates a dwelling on the wider site prior to this. However, we cannot confirm that this was the property at 131 Albert St. It is more likely that the extant dwelling was constructed when part lots 7 and 8 became an independent property mortgaged by Mary Sissons in 1922 or Benjamin Wright in 1923.



Figure 4: A 1919 survey showing the subdivision of Pt Allotments 148- 151 (131 Albert St is across Lots 7 & 8). Source: LINZ, DP 12817



Figure 5: Aerial showing 131 Albert Street Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The property is located on the northern side of Albert Street, near the intersection near Galloway Park in Hamilton East. The dwelling is surrounded by a low-lying picket fence and can easily be seen 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: Pt Lots 7 & 8 DP 12817

Parcel ID: 7316229

Current Certificate of Title ref: SA11A/1

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 131 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 windowpanes are also a common feature of this archetype, as is the use of shingles for cladding (Figure 6).



Figure 6: 'Typical' bungalows.
Source: Various

131 Albert Street is single storey dwelling, with a combination of bungalow and subtle villa stylings, estimated to have been constructed during c.1920's. In plan, the dwelling is similar to the form of a corner bay villa, as it has two projecting bays with gable roofs with corrugated metal cladding, joined by a street facing verandah. A projecting bay window that has a small awning with exposed rafters, can be seen on the elevation adjacent to the driveway.

Typical bungalow features can be seen in the low-angled roof, central front porch, and asymmetrical plan. It also features square columns of the front porch, overhanging eaves from the roof and exposed rafters, typical construction elements of the 1920's. Original timber-framed window and door joinery is evident, as is a modified brick chimney. Timber weatherboard cladding is applied horizontally with vertical base boards. According to Hamilton City Council property files, the owners of the dwelling in 2001 refurbished the interior of the dwelling, which included rearranging the kitchen, dining, bathroom, and laundry areas (Figure 7).

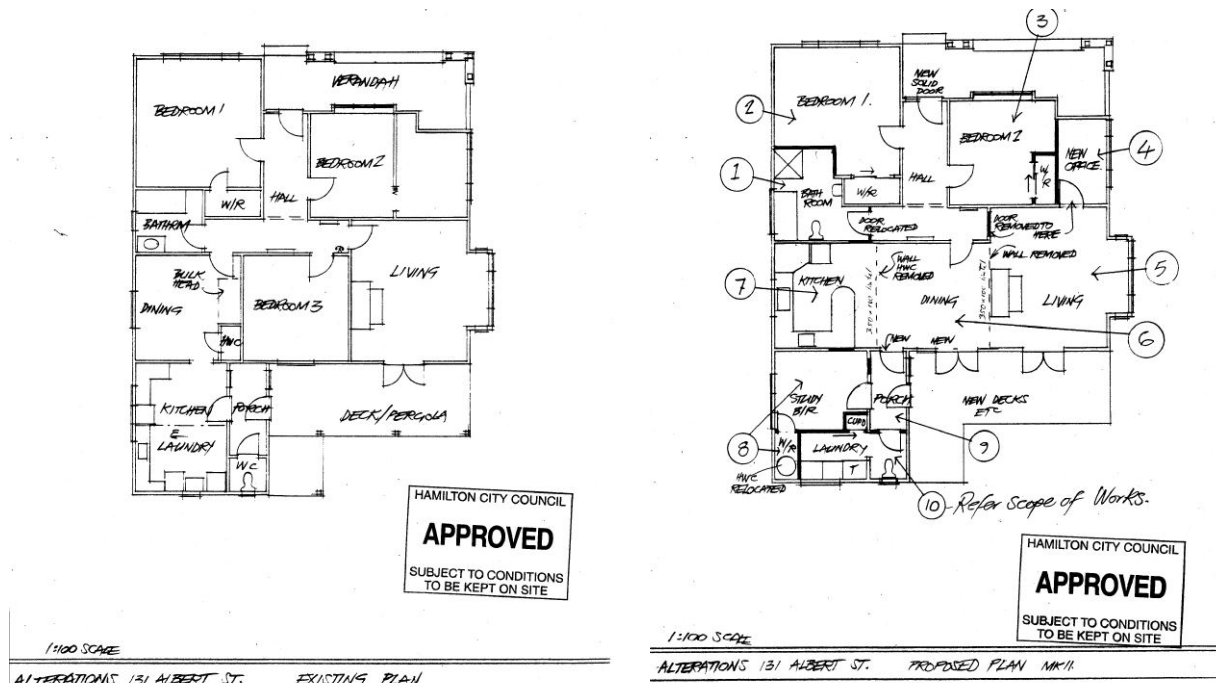


Figure 7: Scanned Building Consent 20011856, showing internal alterations in 2001.
Source: Hamilton City Council

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

f) **Unknown** - The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown

e.g. future archaeological assessment for pre-1900 activity at a place

a. Historic Qualities	
<p>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The 131 Albert Street property setting has associations with locally known individuals in the 19th and early 20th centuries. The site was previously owned by Captain Grove Vowless, Fourth Regiment Waikato Militia. Vowless was the second militiaman to step ashore the eastern banks of Hamilton East and features in the Hamilton Heritage Cemetery Trail.</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: 131 Albert 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, the property 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 also has pattern value due to it being a well preserved 1920s bungalow, which provides an example of the change of fashion and social/economic trends occurring in domestic housing at the time of its construction.</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: 131 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>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: Moderate</p>
	<p>Explanation: 131 Albert Street is of moderate significance is an unusual example of a somewhat hybrid bungalow style, constructed with typical elements seen in both bungalow and villa design of the 1910's-1930's. Although both bungalows and villas were common typologies at the time of construction, it is now becoming rare to see an example that reflects the transition between the two styles.</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: Externally, 131 Albert Street is a well-preserved example of transitional bungalow architecture in Hamilton and is still mostly in its original form. Later adaptations and alterations internally reflect changes made for subsequent occupants. However, the exterior and building footprint retains the original essence 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: 131 Albert Street is located on the northern side of Albert Street in Hamilton East and is visible to the streetscape. The dwelling is built across two lots in keeping with the boundary layout seen in the 1919 survey DP 12817. However, these lots have been built on to the east, losing the original site layout. The front elevation however 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: Low</p>
	<p>Explanation: 131 Albert Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a preserved bungalow dwelling.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street,</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 131 Albert Street makes a contribution to the continuity and established built character of the street by providing evidence of material use and vernacular</p>

neighbourhood, area, or landscape.	architectural design of its time in this part of Hamilton. The property retains its original setting providing some value.
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: 131 Albert Street has some group value as one of a number of 1920's weatherboard bungalows which retain some villa-like features and moderate integrity, dispersed across Hamilton.</p>

d. Technological Qualities	
i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	<p>Level of Significance: Low</p> <p>Explanation: 131 Albert Street has low technological significance. The materials, techniques and resources used were typical of domestic construction in Hamilton at the time.</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.	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 131 Albert Street is thought to have been constructed after 1920, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</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	<p>Level of Significance: None</p> <p>Explanation: 131 Albert Street is not listed as a historic place with HNZPT.</p>

recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural:</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 circa 1920's, 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 appears to have no known specific cultural significance to the local community.</p>

g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute 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:	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 131 Albert Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
Papers Past
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)
'Grove Vowless 1827-1876,' Waikato Times (2014)
One Hour Heritage Walk, Hamilton East Cemetery

4.2 Historic Titles, Deeds and Survey References

CT SA11A/1 (1969)
CT SA356/266 (1922)
CT SA298/179 (1920)
DP 12817 (1919)

Hamilton City Council Heritage Inventory Assessment Form Draft

134 Clyde Street

Hamilton East, Hamilton



Figure 1: The dwelling at 134 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 Māori chief Te Awaiaia, (also known as William Naylor/Wiremu Neera after converting to Christianity). Hamilton East is one of the few suburbs of Hamilton to have a street grid plan, evident in the survey maps.



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

Source: ATL



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

Source: HCC Archives

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

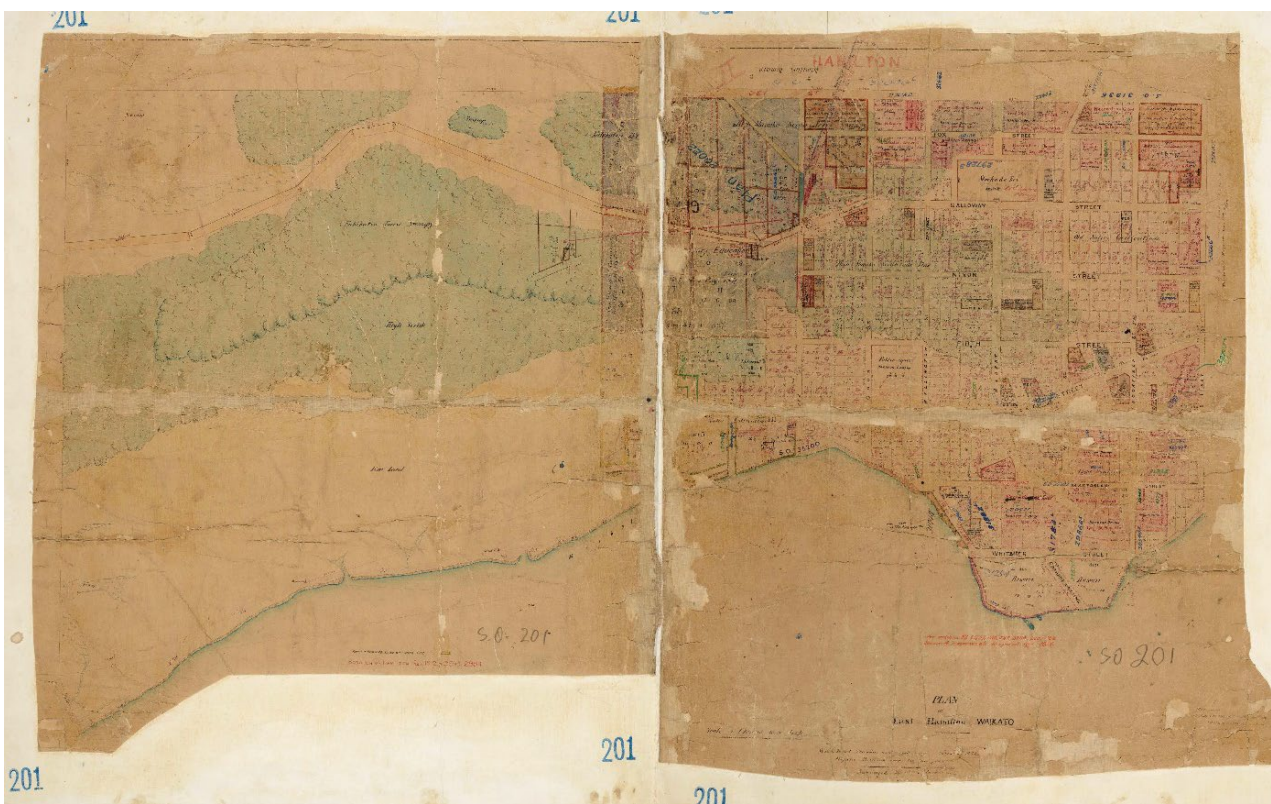


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

Source: ATL

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

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

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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 land on which the dwelling at 134 Clyde Street sits was part of Allotment 45 of the 1864 Hamilton East survey plan drawn up by W.A. Graham and was unallocated. The earliest record for the property is an 1891 Certificate of Title which gives the District of Waikato Hospital and Charitable Aid Board as the owners of a number of sites around Hamilton, including a section facing Clyde Street (SA83/260). A 1911 survey plan shows that the land was originally part of Lot 45, a large section which sat at the edge of Nixon and Clyde Streets.

The subsequent Certificate of Title, dated to 1924, shows that the Waikato Hospital Board still owned the land, but had subdivided it to a narrow strip fronting Clyde Street. The document recounts leases granted to individuals on a number of different sites across Hamilton owned by the Board but does not state which leases were granted for which properties, making it impossible to trace the occupants of 134 Clyde Street during this time. Historic aerials show the dwelling on the site from as early as 1938 (Figure 5).

A survey plan drawn up in 1943 shows that this strip of land fronting Clyde Street, plus part of Lot 46 to the rear, was then subdivided into four new lots of varying sizes with Lot 4 containing the site with the subject dwelling. The accompanying 1943 Certificate of Title shows that the Waikato Hospital Board still owned all four sections 'as an endowment for hospitals' (SA812/124). In the same year, Lot 4 was leased to Frank Murray Gundry for a term of 21 years, however Gundry immediately passed his lease to John Henry Gustav Kuhtz. In 1963, following Kuhtz's death, Lot 4 was subdivided into three new Lots, with the historic dwelling residing on Lot 2 (Figure 6), which was sold into private ownership in 1964. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

Considering the typology of the dwelling, described further in Section 2.4 below, it is likely the residence was built between 1880-1900 during the ownership of the site by the District of Waikato Hospital and Charitable Aid Board.



Figure 5: 1938 Aerial image showing 134 Clyde Street on its current site.

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 134 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 at 134 Clyde Street is a good example of a late 19th to very early 20th century square villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. These 'early' villas, built between 1880-1900, were known as 'square villas' due to their square plan, with a central corridor and four rooms. They had hipped roofs, symmetrical street-facing facades, with full-length front porches and usually little decoration (though many restored early villas have since had decorations re-installed). Rusticated weatherboards, double-hung sash windows, and a separate porch canopy below the main roofline were common buildings elements for this type of villa.



Figure 7 – Examples of 'early' or 'square' villas, built between 1880-1900.
Source: Various

134 Clyde Street has all of the hallmark elements of a square villa, with very little ornamentation. In plan the dwelling is square, with a lean-to extension to the rear. Like others of its kind, it is a small, fairly plain single storey structure with a hipped timber framed roof clad in corrugated metal and a hipped verandah at the front of the dwelling. The front verandah is fairly simple with four main supporting posts and an infilled return to the right hand side, when viewed from the front of the property. The villa has plain timber weatherboard cladding, and timber door and window joinery. It has a central front entranceway with timber door (non-original) flanked by two double hung sash windows at either side. The side elevations and lean to also have double hung sash windows. Historic street imagery shows that the dwelling once featured a brick chimney to the south west that was removed between 2008 – 2010.

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.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate associative value for its connection to the local Waikato Hospital Board who used it as an investment property.</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>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19th – mid-20th century. The property is also an example of domestic architectural development, being one of a group of rare late 19th and early 20th century square villas, with good integrity within Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: High
	Explanation: The building has high architectural significance as an intact example of late 19 th century 'square villa'. Its simple form with its hipped roof and front verandah, demonstrates a key period 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.	Level of Significance: Unknown
	Explanation: Neither the architect nor the builder of the dwelling are known.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: The building is of high significance as a surviving example of a mostly intact early square villa in Hamilton, with some modifications and extensions. Although a more common building typology at the time, it is now a rare example of its type with many similar structures being demolished for modern development, or highly modified to the point of loss of integrity value.
<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 highly authentic, and is an example of late 19 th and very early 20 th century architecture in Hamilton in its original form with some modifications. The removal of original fabric (a brick chimney between 2008-2010) slightly lowers the overall integrity of the site.
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: Low
	Explanation: The property has low significance for its setting, which has been subdivided many times during the 20 th century. However the building is likely to have been on its current site since it was completed giving some setting value. The building is also set back from the road

	way as is more common with earlier properties also adding setting value.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: The place has no known landmark value.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	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 late 19 th century. The building is likely to have been on its current site since it was completed giving some continuity value.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: Due to its age, appearance, style, integrity and setting 134 Clyde Street has some group value as one of a small number of late 19 th to early 20 th century square villas still existing in Hamilton.

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	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

events through investigation using archaeological methods.	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.	<p>Level of Significance: None</p> <p>Explanation: The place 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 between 1890-1900, this rare square villa makes a contribution to the continuity and sense of place of the local area, as an urban site, and domestic dwelling occupied for approximately 120 years.</p>
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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	<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 century in the Hamilton area.</p>
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knowledge of New Zealand history.	
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3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 134 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 SA83/260 (1891)
CT SA397/170 (1924)
CT SA532/287 (1931)
CT SA812/124 (1943)

DP 7262 (1911)
DP 31376 (1943)
DP 8418 (1963)

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

Former National Insurance Company Building

137 Alexandra Street, Hamilton Central, Hamilton



Figure 1: The building at 137 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 as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct. As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River – became established.

The history of the site is slightly complicated due to the redevelopment of Garden Place in the 1930's. Two 1931 Certificates of Title for the property indicates that Campbell Larnach MacDiarmid, and Edward Woodward owned two sections of Pt. 99, one fronting onto Garden Place, and another directly behind with access via Collingwood Street (SA540/38 and SA540/40). The subsequent Certificates of Title, dated to 1936, states that Edward Woodward still owned the rear section of the site but had cut off the Collingwood Street access (SA663/206).

A new Certificate of Title was created in 1936, which stated that Charles Hereward Wake, medical practitioner, had purchased the front site from McDiarmid and the rear site from Woodward, amalgamating them into one section (SA672/116). A survey plan commissioned four years later in 1940 shows that Wake's section had become Lot 15, at the corner of newly established Caro Street and Alexandra Street (Figure 2).

In 1945, Lot 15 was purchased by the National Insurance Company of New Zealand Ltd. (SA828/59). Historic aerial images indicate that even though the National Insurance Company purchased the site in 1945, the current building was not erected until sometime between 1953 and 1957 (Figure 3 and 5).

The company occupied the building until 1982 when the property was sold to Blueberry Farms Ltd. and Concept Projects Ltd. (SA30B/576). In 1997, the property was sold again to Graceway Ventures Ltd. and the building was redeveloped into apartments (SA61C/805).



Figure 5: The National Insurance Company Building, with advertising on the building's side, overlooking Garden Place, 1957.

Source: HCL, ID: HCL_15010



Figure 6: The National Insurance Company Building, with distinctive tower to the corner façade, 1959.

Source: HCL, ID: HCL_10134



Figure 7: The National Insurance Company Building, overlooking Garden Place, 1963.

Source: HCL, ID: HCL_03413



Figure 8: The National Insurance Company Building, with advertising on the building's side, overlooking the newly grassed over Garden Place, 1967.

Source: HCL, ID: HCL_03126



Figure 9: The National Insurance Company Building, overlooking Garden Place with the new telephone exchange building behind it, 1968.

Source: Archives NZ, ID: AAQT 6539 W3537 86 / A88267

2. Physical Description

2.1 Setting - Site Description

The former National Insurance Company Building is located on a prominent site at the corner of Alexandra and Caro Streets, in the central city overlooking Garden Place to the northeast. The surrounding area is entirely commercial in nature. The building is constructed up to the footpath, has facades to both streets, and is therefore clearly visible from its surroundings. The site has not been subdivided since 1940.

2.2 Property Details

Legal Description: Lot 15 DP 30210

Parcel ID: 4445112

Current Certificate of Title ref: SA61C/806-815

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 137 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 National Insurance Company 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 and simple elements and modular forms.

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

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

The building at 137 Alexandra Street is five storeys in height and rectangular in shape, with the longest façade to Alexandra Street to the northeast and a shorter façade to Caro Street to the northwest. The south west and south east façades are blank rendered finishes. The construction is of reinforced concrete.

The building mainly has a hip and valley type roof with an internal gutter set behind the raised parapets of the facades. There is a rectangular flat roof building, set back from the south west facade, which forms the (assumed) plant room for the elevator lift gear.

Facades have a stucco rendered finish which is lined out to form a replication of ashlar stonemasonry. Prior to being painted in recent years, the façade would have had a plain stone coloured finish to appear to be masonry clad. The octagonal tower to the north corner retains this original façade scheme.

Windows are rectangular multi light steel-framed units in horizontal bands which run across the main facades and are separated by thin concrete pilasters. There are tapered concrete sills with deep projections beneath the windows of the third to fourth storeys on both main facades, whilst the windows of the first to second storeys have more shallow sills. The south west end bay of the north west façade has single width triple light windows at each floor which (assumed) provide light into the internal stairwell.

A section of the Alexandra Street façade has a 'boxed-out' section from first to fourth floor which projects slightly from the facade line, and which has a concrete nib surround and internal concrete mullions.

The corner bay of the building is faceted with three exposed sides and is set at 45 degrees to its main facades. The bay encompasses the main entrance and features an octagonal tower which rises a further storey. The octagonal tower has rendered panel detailing, square windows to each side, a conical copper clad roof with a large flagpole. An Art Deco styled square clock is set into the front face of the bay. Above the clock face is the modern building nameboard 'Caro House'. Behind this name board is the original building name in raised lettering 'The National Insurance Company Building'.

The first to fourth floor windows of the corner bay have deeply projecting window heads, as opposed to sills, in contrast to the adjacent facades. Window joinery at the third and fourth floor of the bay has been replaced with modern aluminium units.

The ground floor has a projecting glazed canopy along the length of the street facing elevations whilst the original ground floor window joinery has been modified to accommodate commercial/retail tenancies.



Figure 10: The former National Insurance Company Building today, as seen from Alexandra Street.



Figure 11: The former National Insurance Company Building today, as seen from the top of Caro Street.

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: Moderate</p> <p>Explanation: The place has direct associative value for its connection to the National Insurance Company of New Zealand (now Tower Insurance), as one of its regional outlet buildings it is significant to the Hamilton area.</p>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<p>Level of Significance: 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	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: 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>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: 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>
<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>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as an uncommon example of a commercial Modern Movement</p>

	style reinforced concrete building, constructed in the mid-20 th century, within the Hamilton region.
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 moderate authenticity being relevant to the local and regional area, and has undergone minor changes (mainly decorative) to the external fabric and features since its original construction</p>

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance for its setting, being located in the city centre on a prominent corner site. The position of the building at a key commercial position for the CBD adds value and extends its significance.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Moderate</p> <p>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.</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: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established historic commercial area of the street by providing evidence of material use and architectural design in this part of Hamilton during the mid-20th century. The building provides a key reference point for the narrative of the commercial development and residential redevelopment of Hamilton city.</p>
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate group value as one of a number of commercial Modern Movement buildings built during the mid-20th century in Hamilton and across New Zealand. The place also has group value for its connection to the National Insurance Company of New Zealand as one of its regional office buildings.</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.	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 office 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>i. Human, Occupation, Activities or Events:</i> The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: The archaeological value of the site is unknown.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: The place is not listed as a historic place with HNZPT.

f. Cultural Qualities	
<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or 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. The building contributes to the sense of community identity for those from the region of Hamilton using the CBD in the later 20 th 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:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the mid-20th century. These types of buildings have some potential to inform New Zealand building engineering history.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 National Insurance Company Building at 137 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 SA540/38 (1931)
CT SA540/40 (1931)
CT SA663/206 (1935)
CT SA672/116 (1936)
CT SA828/59 (1945)
CT SA30B/576 (1983)
CT SA61C/805 (1997)
DP 30210 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Shattocks Butchery

137 Ward Street, Hamilton Central, Hamilton



Figure 1: The building at 137 Ward Street, formerly the Shattocks building, 2021.

1. Historical Summary

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

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

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

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

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

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

The central city area grew around Victoria Street, named after Queen Victoria, 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, grew into a well-defined central commercial precinct by the late 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.



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

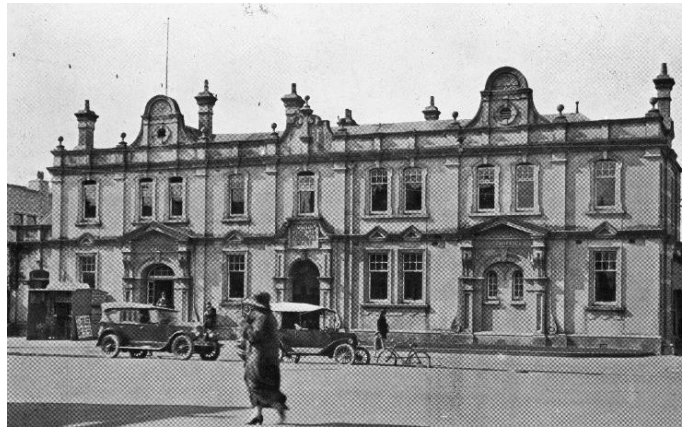


Figure 5: The Chief Post Office on Victoria Street, 1925.
Source: HCC Archives



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



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

Ward Street runs perpendicular to Victoria Street, connecting it to Anglesea Street, which also forms a commercial spine, and Tristram Street, which borders the CBD to the northeast and parkland to the southwest. In 1924, a survey plan of Ward Street, between Anglesea and Tristram Streets, was commissioned for the land-owners, the Hamilton Borough Council (DP 17135, Figure 8). This divided the eastern side of the street into narrow sections intended for commercial usage. A Certificate of Title was also drawn up in the same year which showed that the Mayor Councillors and Burgesses of the Borough of Hamilton negotiated leases for the individual properties.

The property at 137 was defined as Lot 12, and was leased to Shattocks Limited in 1934 for a period of 21 years. There do not appear to be any recorded leases of Lot 12 prior to this (SA399/149).

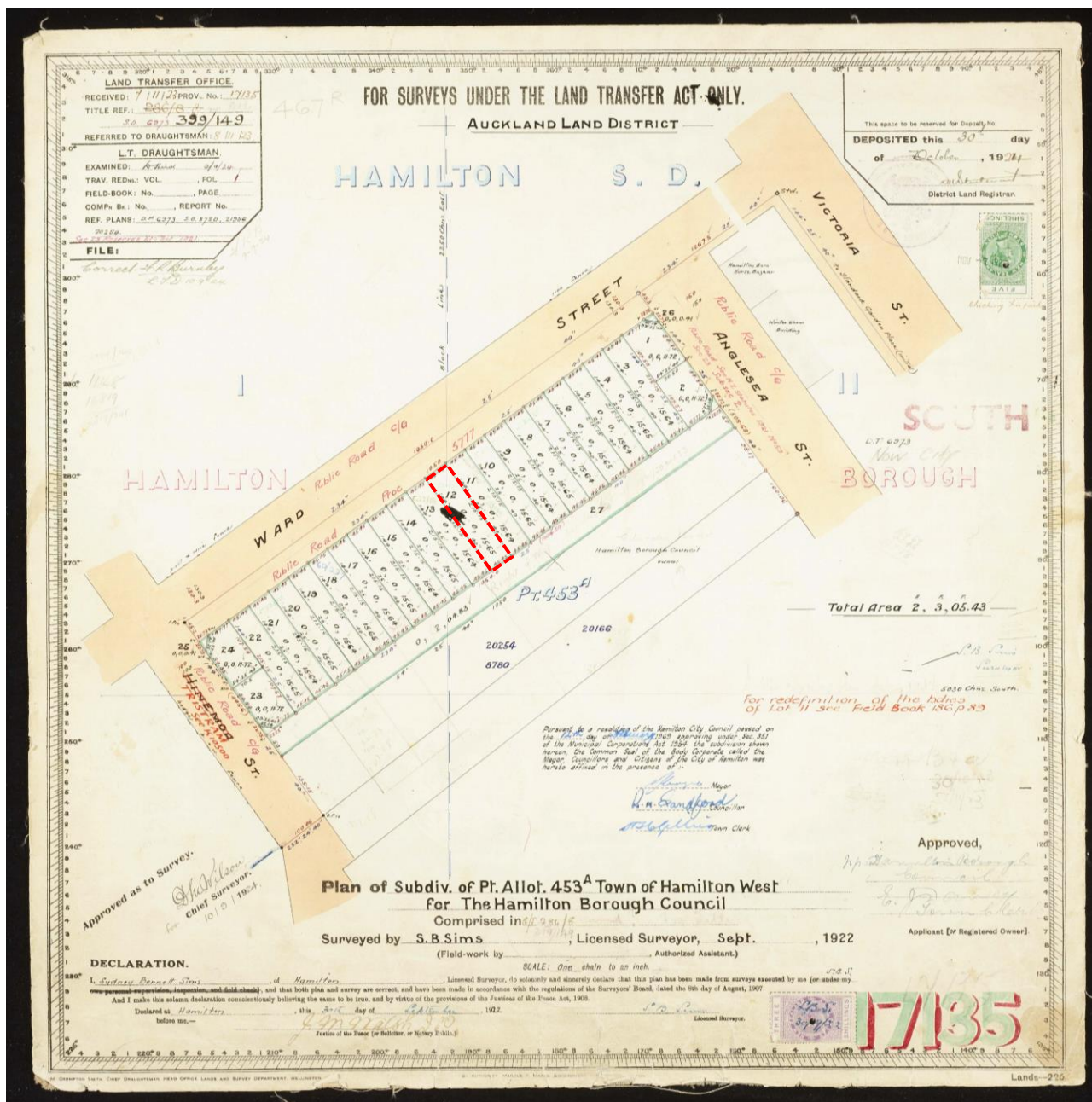


Figure 8: 1924 survey plan, with Lot 12, which would become the site of the new Shattocks Butchery, indicated.
Source: LINZ, DP: 17135

William Richards Shattock learned his trade from his father in London, and worked in New Plymouth, Timaru, and Auckland before eventually arriving in Hamilton.¹ Shattock originally had premises in Hamilton East as early as 1921 but relocated to Hamilton West after a burglary.² By 1925, Shattock was president of the Hamilton Master Butchers Association, and was advertising in Hamilton West, though was not yet located on Ward Street.³

After negotiating a lease for a section on Ward Street, Shattock had the lease transferred into his own name and took out a mortgage in 1935, presumably to fund construction of a new shop on

¹ McEwan, Ann, 'Memory Box – W. R. Shattock's', Waikato Times, 2019

² King Country Chronicle, Volume XVI, Issue 1532, 11 June 1921, Page 5

³ Waikato Times, Volume 99, Issue 16510, 1 June 1925, Page 8

the site. A newspaper article published in the *Waikato Times* in 1935 describes the construction of “another Shattock shop” in Ward Street:⁴

*Probably the most progressive step taken by a local businessman falls to the credit of Mr. W. R. Shattock, the well-known butchery proprietor, who has just provided Hamilton with premises absolutely unique, and of a size that's corns comparison with those of any town outside the cities. This fine building comprises a wholesale and retail shop, cooling chamber, and a small goods and bacon factory. The public are cordially invited to inspect this notable addition to Hamilton's architecture. Entering the shop, one is impressed with the spaciousness of the building. The arched ceiling is built on the same principle as the Bledisloe Hall at the Winter Show, the design giving the shop a loft and airy appearance. The ornamental steel trusses impart a distinctly modern effect. The general finish of the shop walls, counters, and benches is in black and white vitrolite. All unnecessary corners and projections have been eliminated thus making for perfect sanitation and hygiene. The meat is brought through doors which close automatically, and the rear of the building is completed with an up-to-date garage where the firms own mechanics are employed. This section has more than ample accommodation to house the ten vans and vehicles of Shattock's delivery fleet. The firm's original colours - black, yellow, and red – adorn the façade of the building and the general finish and appearance are a tribute to the enterprise of Shattock's Ltd., who, with their five branch shops, have definitely established themselves as the leading butchers of the Waikato.*⁵

Shattock would open six butcheries in Hamilton and would eventually serve on the Hamilton City Council.⁶ The Shattock's owned a farm on which some of their meat was produced and also ran a fleet of delivery vehicles, such was the scale of their butchery operations.⁷ It is not known when the building ceased to be used as a butchery.



Figure 9: Victoria Street butchers in Hamilton, likely one of the six Shattock stores, undated.
Source: HCL



Figure 10: W. R. Shattock, while serving on the Hamilton City Council, 1945.
Source: HCL, ID: HCL_07826

⁴ *Waikato Times*, Volume 118, Issue 19735, 16 November 1935, Page 12

⁵ *Waikato Times*, Volume 99, Issue 16510, 1 June 1935, Page 8

⁶ McEwan, Ann, 'Memory Box – W. R. Shattock's', *Waikato Times*, 2019

⁷ McEwan, Ann, 'Memory Box – W. R. Shattock's', *Waikato Times*, 2019

2. Physical Description

2.1 Setting - Site Description

The former Shattocks Butchery building is located on the southeastern side of Ward Street in Hamilton Central. The surrounding buildings are all commercial in nature, and modern in age and appearance. The adjacent lot to the south of the former butchery is occupied by a carpark while the adjacent lot to the north is occupied by a two-storey, potentially historic building. The former butchery building is built to the edge of the pavement and has a canopy to street level. The site has not been subdivided since 1924.

2.2 Property Details

Legal Description: Lot 12 DP 17135

Parcel ID: 4374781

Current Certificate of Title ref: SA27D/367

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 137 Ward 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 butchery building is a single-storey unreinforced masonry structure built in 1935. As might be expected of a commercial premises constructed in the mid-1930s, the building features elements of the Art Deco style.

The façade of the building has a high stepped parapet, painted white. The name 'SHATTOCKS LTD.' is in the centre of the parapet, but is not highly visible as it is also painted white. The geometric Art Deco-style banded detail that follows the line of the parapet is articulated in red. To either side of the parapet are stout pilasters with horizontal banded detailing, painted out in white, and capped with angled tiles that appear to have been painted multiple times. These two columns each have an embedded tie rod which supports the canopy above street level. Three tie rods also connect the canopy to the main parapet, below which is a row of clerestory windows that appear to have been covered. The canopy itself appears to have been damaged and repaired at different stages, but the panelled lining on the underside may be historic fabric.

The ground floor of the building has been modified with the addition of aluminium doors to create a wind lobby, but many original elements remain. The most prominent of these is the black and white tile detailing, echoing the Art Deco style and commonly seen in butchers premises – in this case bearing an 'S' for Shattock underneath the main window. Through the new aluminium wind lobby doors we can see that the building originally had a recessed entrance with the original wooden doors still visible inside.

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: Moderate</p> <p>Explanation: The place has moderate associative value for its connection to the well-known butchery business of Shattocks' Ltd and its owner, Mr W. R. Shattock.</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: The place has moderate significance with regard to historic patterns in the region. The building was one of six butcheries erected in Hamilton in the mid-20th century as demand for butchery services rose. It was also one of several commercial buildings erected in Ward Street between Anglesea and Tristram Streets between the mid-1920s and 1930s, of which few now remain.</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 former butchery building has moderate architectural significance for its use of Art Deco style elements which were popular at the time. Of note is the use of tiling to the exterior, which not only features geometric patterning, but is also identifiable as a feature common to butcher's shops.</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 place are known. Given the detailed description of the shop building presented in the local papers at the time of construction, it is evident that the building was purpose-designed and therefore it is likely that an architect was involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as a mid-20th century butcher's building. The building also has rarity as one of the few remaining commercial buildings dating to the 1924 subdivision of this part of Ward Street.</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 has moderate integrity value. It has retained its original form and some of its original fabric, though some modifications are evident. The aluminium frame joinery that has been installed on the front obscures a large amount of historic fabric that remains intact.</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 moderate significance for its setting. The eastern side of Ward Street was subdivided by the Hamilton Borough Council and leases for each section were granted to companies who required commercial premises. The site has not been subdivided since 1924. However, the surrounding commercial buildings dating to this period have typically been demolished or substantially altered.</p>

ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: The place has no known landmark value.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Low
	Explanation: The place makes some 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 late 20 th century.
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: Low
	Explanation: The place has low group value as one of a number of mid-20 th century butcher's premises in the Hamilton area. If it can be confirmed that there are other buildings in the block that were constructed after this part of Ward Street was subdivided, this may increase the group value of the Shattocks' building; however, it is noted that the majority of these buildings have been demolished or heavily modified.

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 associated with the use of materials that were common at the time. In particular, the use of tiling, a practical choice of material for an industry with many 'wet' by-products.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: The archaeological significance of the site is unknown.

<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>
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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 place provides some evidence of historical continuity, particularly as one of the last (if not the last) building that remains associated with the 1924 subdivision of this part of Ward Street. The building may also have some cultural value for descendants of the Shattock family. Beyond this, the building has no known cultural value for the current community.</p>

g. Scientific Qualities	
<p><i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i></p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the history of architectural development in the Hamilton area during the mid-20th century, and butchery practices during the time.</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:	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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that 137 Ward 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 SA399/149 (1924)
DP 17135 (1924)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Rototuna Church

144 Rototuna Road, Rototuna, Hamilton



Figure 1: The building at 144 Rototuna 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 suburb of Rototuna was initially centred around a lake, known as Lake Rototuna or Tunawhakapeka – shown on an 1865 map of military settlements in the Upper Waikato District (Figure 2). The area was drained of water in 1919, and by 1928 the land had been given to surrounding farms.¹ Although a small section of the lake remains, approximately a metre deep and 17 acres in size, it was originally 600 acres.² The area began to grow in the early 20th century, with permanent buildings of both a residential and civic nature established.



Figure 2: 1865 map of Military settlements in the Upper Waikato District, with Lake Tunawhakapeka (Lake Rototuna) shown.
Source: Wikimedia Commons

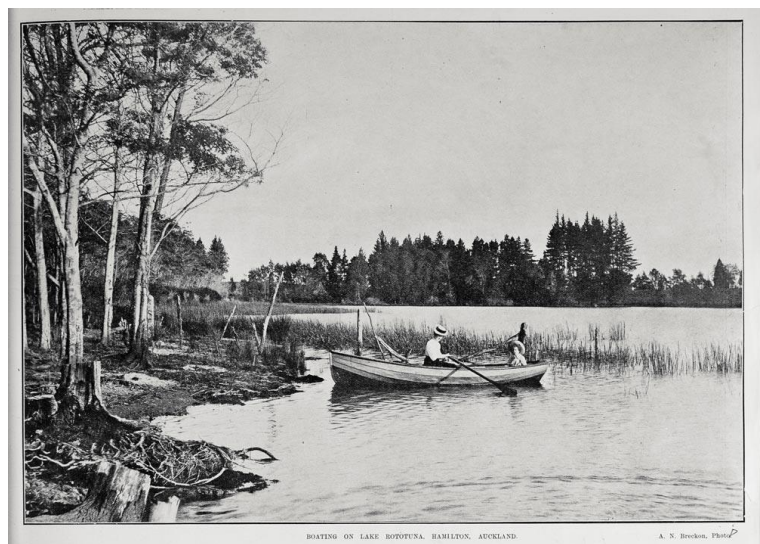


Figure 3: Lake Rototuna, 1908.
Source: Wikimedia Commons

¹ Waikato Times, Volume 103, Issue 17332, 20 February 1928, Page 6

² Waikato Times, Volume 101, Issue 16980, 17 December 1926, Page 4

The property at 144 Rototuna Road has a complex history with multiple gaps in the chronology of its development and ownership. The earliest available record for the property is a Deeds Index Reference which dates to 1907 and shows a transfer of land – Part Allotment 150, Kirikiriroa Parish – was conveyed from Sheffield to Clements (DI 2F-445).

The next recorded documentation pertaining to the ownership of the property is a 1932 Certificate of Title, more than 20 years later, which gives the owners as 'the persons named in the schedule hereto as Trustees under the provisions of the Methodist Model Deed of New Zealand, 1887'.

This suggests that building may have been constructed as a Methodist church. A historic newspaper article dated to 1931 aligns with this theory, stating that the land for the new church was dedicated by F. W. Thomas (see below) who '25 years ago donated the land on which the buildings now stand'.³ The article states that "the building, which has been erected to replace that destroyed by fire last June, is of ferro-concrete.

The dimensions of the church are 34 feet by 25 feet with a spacious porch and ministers vestry. The interior is most artistic, with plaster finish, 6 feet 6 inches dado of Oregon pine, and Gothic lead-light windows".⁴ A previous article was found which confirmed that F. W. Thomas donated the land for the original Rototuna Methodist Church, built in 1907.⁵ Unfortunately, no survey plans were able to be sourced.

The names listed on the 1932 Certificate of Title include:

- Frederick Thomas, farmer
- Arthur Maisey, creamery manager
- Arthur Edward Thomas, farmer
- George Henry Gilling, farmer
- Arthur Henry Clements, farmer
- Duncan Sinclair McKinlay, farmer
- Hans Jensen Koller, factory manager

This group collectively held ownership of the property until 1983, when it was transferred into private ownership. In 1991 it was purchased by a ballet studio for dance classes. A large development was established in the early 2000's which surrounded the existing former church at 144 Rototuna Road.

³ *Waikato Times*, Volume 109, Issue 18303, 15 April 1931, Page 5

⁴ *Waikato Times*, Volume 109, Issue 18303, 15 April 1931, Page 5

⁵ *Waikato Argus*, Volume XXII, Issue 3457, 19 April 1907, Page 2



Figure 4: Interior of the building, potentially showing the dado of Oregon pine described in the 1931 article.
Source: Limelight Dance Academy



Figure 5: Interior of the building, showing an exposed truss roof and sarking.
Source: Limelight Dance Academy



Figure 6: Side elevation of 144 Rototuna Road, as viewed from the street.



Figure 7: Aerial of 144 Rototuna Road.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on a large site at the end of Rototuna Road, but also visible to the main thoroughfare of Hukanui Road with an adjacent pedestrian path linking the two, in the suburb of Rototuna. The surrounding area is a mix of residential dwellings and commercial premises. The building is easily visible from, and has access via, both Hukanui and Rototuna Road. The property appears to not have been subdivided. A large carpark separates the former church building from its residential neighbours.

2.2 Property Details

Legal Description: Part Allot 150 Kirikiriroa PSH

Parcel ID: 6553745

Current Certificate of Title (CT): SA556/184

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 144 Rototuna 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 constructed with ferro concrete which is poured concrete containing iron or steel rods or steel mesh as an armature. The building has been constructed in a style which does not belong to any particular architectural movement but borrows a number of common features from numerous styles popular during the time period. The building is single-storeyed and has an 'L' shaped footprint, with two intersecting gabled forms. The roof is clad in corrugated metal. There is a gabled porch to the east elevation set below the main roof gable. Exposed rafters are evident to the eaves. Circular windows similar to rose windows are evident to the gable ends. Tripartite arched-head timber-framed windows are evident to the side elevations of the building. These windows have decorative and coloured leaded lights. The exterior of the building has a stucco render applied to its surface with plain buttresses supporting the side elevations. The curtilage of the site has a concrete wall with piers and panels with stucco render and a decorative metal gate. There is a lean-to's extension c.1960 to the west elevation with casement and plain 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	
<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: Moderate</p> <p>Explanation: The place has moderate associative value for its connection to the locally well-known and respected Thomas family, and for its connection to the Methodist Church and its associated community.</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: The place has moderate significance in terms of historical patterns. The construction of church buildings as communities began to establish themselves was a common trend, as was the need to replace such buildings when the originals were either destroyed or outgrown. The church is a replacement for the previous church destroyed by fire.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The building has moderate architectural significance for its aesthetic features though these do not belong to any particular architectural style or movement. The minimalist nature of the external design gives the building distinction and denotes the intention and attitudes of Methodist Church users.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: The architect and builder of the dwelling are unknown. The Methodist Church in Christchurch did accept the plans provided by an architect at the time and these may be on file in church archives⁶</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>Level of Significance: High</p> <p>Explanation: The place has high rarity value as a 1930's ferro-concrete church building. This material being used</p>

⁶ Waikato Times, Volume 108, Issue 18114, 3 September 1930, Page 10

	for a church is highly uncommon in Hamilton and the greater region.
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 place has moderate integrity and has retained most of its significant features from the time of its construction, however some modification is evident with the 1960s extension.</p>

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance for its setting on a prominent corner site, which hasn't been subdivided. At the time of construction the church was in a rural setting and stood alone.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value due to its prominent site and high visibility. It is likely well-known and 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: Moderate</p> <p>Explanation: The place has moderate continuity value for its contribution to the character of the street and wider area. The church is a replacement for the previous church destroyed by fire. At the time of construction the church was in a rural setting and stood alone. The building provided a key physical point of reference for the development of the community.</p>
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its age, appearance, style, and setting the church has some group value as one of a small number of earlier 20th century religious structures spread across Hamilton which was constructed to serve the needs of the developing area.</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: Moderate
	Explanation: The place has moderate technological value for its design and use of materials which were not standard for the time period. The place has high rarity value as a 1930's ferro-concrete church building. This material being used for a church is highly uncommon.

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: The place is not listed with HNZPT.

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or 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>	Level of Significance: Moderate
	Explanation: The place has moderate cultural significance for its connection to the Methodist Church community, as well as its contribution to a shared sense of identity and history in the local area. The church has value as a place of religious worship which has served the local community for almost a 90years continuously. The site was previously a church site providing continuity of cultural value. The place contributes to a sense of shared identity in the area. The place is now used for cultural purposes as a dance training academy.

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>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate potential to contribute to information about the history and architectural development of religious buildings in this area of Hamilton in the early 20th century, particularly the use of ferro-concrete technology for construction.</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:	Moderate
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 144 Rototuna 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

DI 2F-455
CT SA556/184 (1932)

Hamilton City Council Heritage Inventory Assessment Form Draft

150 Galloway Street

Hamilton East, Hamilton



Figure 1: Villa at 150 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 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: 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

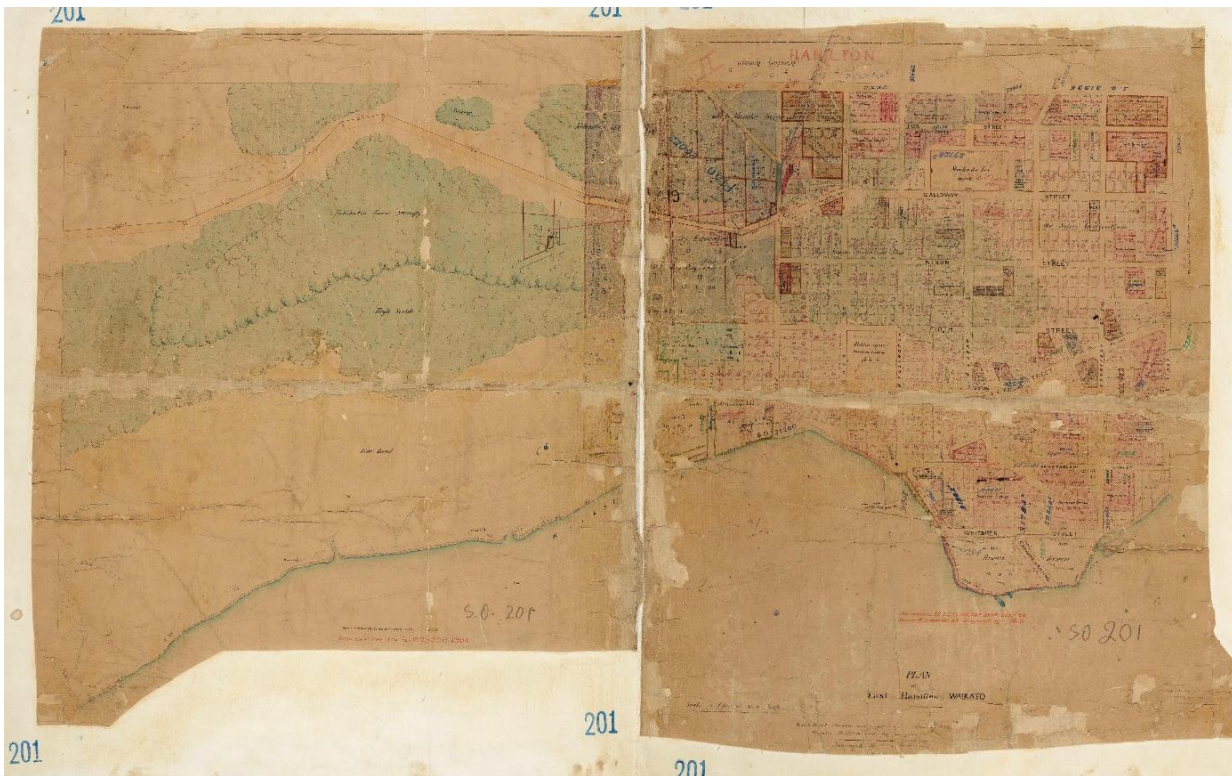


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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 150 Galloway Street was originally encompassed within Allotment 172 of Hamilton East, a one-acre block that was allocated to 'Feehan' according to the 1864 survey map drawn up by William Australia Graham. The oldest Deeds Index reference for the property (1F.194) confirms that Feehan was awarded a crown grant for Allotment 172 in 1866 before conveying the land to Aitken in 1875. Aitken then conveyed the land to Delaney in 1906, who in turn conveyed the land to Shaw a year later in 1907. A new Deeds Index reference was created (1F.295) which shows that the property had been subdivided, as it was now referred to as 'Part Allotment 172'. Shaw conveyed the land to Beaven in 1909 and it appears as though Beaven subdivided the property further, as a number of conveyances are made from him to other parties over the next decade.

In 1920, the section of land which would come to encompass 150 Galloway Street was sold to Turner and a new certificate of title was created under the Land Transfer Act. The new certificate of title, dated to 1931 (SA435/219) gave George Turner, plumber, 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. Survey plans dating to 1985 show the property was subdivided into two, creating the existing section which encompasses both 148 and 150 Galloway Street.

It is difficult to estimate the exact construction date of the dwelling at 150 Galloway Street; however, comparing the certificate of title and survey information with the extant buildings (discussed below), the dwelling was likely constructed circa 1909 when Beaven inherited the property and subdivided it into smaller sections.



Figure 5: Historic aerial showing 150 Galloway Street in 1938.

Source: Retrolens



Figure 6: Aerial showing 150 Galloway Street.

Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of Galloway Street in Hamilton East. The property also encompasses 148 Galloway Street. Large trees located at the street-facing edge of the property partially obscure the building.

2.2 Property Details

Legal Description: Lot 1 DPS 40267

Parcel ID: 4290832

Current CT: SA36B/885, and SA39A/190

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 150 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 150 Galloway Street is a good example of an early 20th century corner bay villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. The villas began as fairly simple dwellings in the late 19th century but became much more decorative further into the 20th century, as affluence also increased.

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

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





Figure 7: 'Typical' villas.
Source: Various

The dwelling at 150 Galloway Street is an increasingly rare corner angle single faceted bay villa estimated to have been constructed around 1910. The building has horizontal timber weatherboard cladding and a corrugated metal roof, and verandah with a bullnose roof that faces southwest onto Galloway Street.

In plan, the dwelling follows the form of a corner angle villa, with two gables at right angles, with a later extension area at the rear. Both gables feature sash windows and finials, whilst the Galloway Street facing gable has a bay window which is faceted, and the gable has decorative fretwork behind the central finial. Window joinery mainly consists of large double hung sash units. Door joinery is of timber with decorative coloured glazing,

A large ornate brick chimney is situated to the south east elevation. The north elevations beneath the verandah have received modification prior with two sets of French doors being installed. A number of original decorative elements remain, such as the corbelled brick chimney stack, eaves brackets and decorative raised panels to eaves and gable with lozenge bordering, and gable finials. The verandah brackets are modern replicas. The front elevation has short picket fence to the roadway.

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: 150 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.
<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: 150 Galloway Street has moderate significance with regard to historical patterns in the region. Although built after the turn of the century and the initial settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system in 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction. The property is an example of domestic architectural development, being one of a rare group of early 20 th century corner bay villas, with moderate integrity and which are dispersed across Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: 150 Galloway Street is of moderate significance as a surviving example of the type of early residential timber corner angle single bay villa rarely built in the early 1900's in and around Hamilton. Its form, design and ornamentation give it high architectural significance.

ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: Unknown, (most likely purpose built).
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate
	Explanation: 150 Galloway Street is of moderate significance as a surviving example of an intact early 1900's single faceted corner 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.
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: 150 Galloway Street is a preserved example an intact early 1900's single faceted corner bay villa in Hamilton, The northwest elevation has been modified with French windows and there is a fairly large extension to the rear elevation however these changes have a low impact on the overall integrity of the dwelling.

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: Low
	Explanation: 150 Galloway Street is located behind large trees, giving it only moderate significance for its setting. The front elevation has short picket fence to the roadway providing some significance for the setting.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 150 Galloway Street has some significance as a local landmark being an earlier corner bay villa which is likely well-recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.	Level of Significance: Low
	Explanation: 150 Galloway Street contributes 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	Level of Significance: Moderate
	Explanation: Due to its age, appearance, style, and setting 150 Galloway Street has some group value as one of a

<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>small number of early 20th century corner angle bay villas which are dispersed across Hamilton East.</p>
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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: 150 Galloway Street has low technological significance for its use of standard materials and construction techniques for the time period.</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 150 Galloway 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>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: 150 Galloway Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>ij) 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 villa makes some contribution to the historic continuity and sense of place of the area, as an urban site, occupied for around 110 years.</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 corner villa style which developed in the Hamilton area.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 150 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

DI 1F.194
DI 1F.295
CT SA535/219 (1931)
DPS 40267 (1985)

Hamilton City Council Heritage Inventory Assessment Form Draft

158 Ulster Street

Whitiora, Hamilton



Figure 1: Dwelling at 158 Ulster 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 1290 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, where 158 Ulster Street is located, 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: Survey plan SO 378A-1 showing of the northern section of Hamilton West (undated). Allotment 153 of Hamilton West, encompassing 158 Ulster Street, is identified.
Source: HCC Archives

The oldest record relating to the property at 158 Ulster Street is a Deeds Index (1W-814) which shows a Crown Grant for Allotment 153 Town of Hamilton West (Figure 2) being awarded to 'Thomas' in 1868. Allotment 153 was conveyed to McPherson in 1874, along with the neighbouring Allotment 154 (1W-816). McPherson mortgaged both Allotments 153 and 154 in 1875. In 1877, a reconveyance of both allotments is recorded between Seddon, the mortgagee, and Hammond, suggesting that McPherson had defaulted. Within a few months, Hammond sold both properties to Knox. The property was conveyed twice more in 1877 before coming into the ownership of Luxford in 1905.

Luxford subdivided the properties, creating four small lots fronting onto Ulster Street, after which he took out a mortgage. He then sold the properties identified as "Lot 2" and "Lot 3" in the Deeds Index (1W-813, Figure 3 and 3W-685, Figure 4) to Hall in 1911. Lot 2 would come to be 158 Ulster Street. Hall then sold Lot 2 to Jolly in 1919 (4W-329). A number of quick conveyances then occurred before eventually Choat purchased the property in 1920 from Donovan.

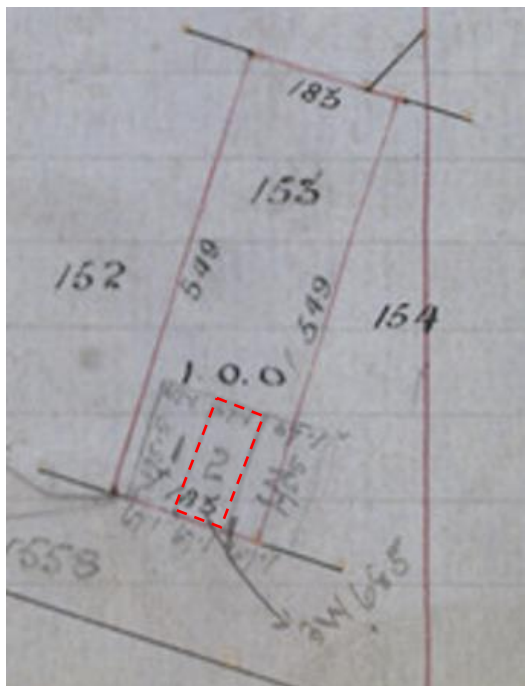


Figure 3: Sketch of lots subdivided from Allotments 153 and 154 c.1911.

Source: DI 1W-813



Figure 4: Aerial photograph showing the property at 158 Ulster Street, 1971.

Source: Retrolens

In 1927, a new Certificate of Title was created which gave Arthur Reginal Choat as the owner of a section of land fronting onto Ulster Street which would eventually become 158 Ulster Street (SA540/274). A 1940 survey plan (DP 30090, Figure 5) shows the remaining portion of Allotment 153 (northeast of the site) being subdivided.

Considering the Deeds, Certificates of Title, survey plans, and extant building, which has a central position on the street front boundary, it is likely that the dwelling at 158 Ulster Street was built in c.1875 by or for McPherson when the property was first mortgaged.

It is also possible that the dwelling was not built until after Luxford's subdivision of Allotments 153 and 154 in c.1905; however, this is considered less likely for two main reasons: firstly, the size and style of the dwelling; and, secondly, because there are two almost identical villas on Lot 1 and Lot 4 of the c.1905 subdivision, which have features common to later villas, and were sold to separate owners in 1906 and 1907, indicating that they were constructed by Luxford.

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

2.4 Description of Building or Structures

The dwelling at 158 Ulster Street is an example of a small, early villa, likely constructed c.1875.

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, developing into an L-shaped form by combining the simple gables of the typical working-class box cottage. As there was very little in the way of technology at the time, early villas are often very simplistic in design, are small in size, and feature little detail (though detail may have been added at a later date in the form of decorated verandah fretwork etc.). Early villas often featured a projecting gable to one side, with a central door and a timber-framed window to the other side, sheltered by a verandah. The earliest bay windows were typically box-bays, with independent roofs or hoods, on the gable-end.

Into the 1890s, mass-production made ornamental parts (such as bargeboard embellishments and verandah fretwork) more affordable and so they applied decoration liberally. Later villas, particularly after the turn of the century, were often much larger and more ostentatious in appearance because of the readily available components, and the design of bay windows, verandahs and gable ends, in particular, became more prominent and more ornate.

The dwelling at 158 Ulster Street is the size of a cottage, and has plain weatherboards which were common until the mass production of rusticated weatherboards meant that these became more common. It has the asymmetrical form of a villa, with a gable projecting from a hipped roof, and a bullnose verandah providing shelter for the front door which leads to a central corridor. The bay window in the gable is a box bay with an independent roof, typical of earlier villas.

The chimney has been removed, and the lean-to has been extended to create a verandah at the rear. The balustrading to the verandah post-dates the construction of the dwelling. Beyond this, the building appears to be largely unchanged.

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 individuals or groups of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: High
	Explanation: 158 Ulster Street has moderate significance with regard to historic patterns in the region. The dwelling likely dates to the 1870s, and was later subdivided from its original lot, as was common practice in the early 1900's.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: 158 Ulster Street is of high architectural significance as an example of an early villa, demonstrating the transition from the box cottage to the more ostentatious villas of the 1890s-1910s. While it does not have any particularly striking features, it is its simplicity that is, perhaps, its most distinctive attribute.

ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: The designer and builder of the dwelling are unknown.
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: 158 Ulster Street has high rarity value as an early villa that likely dates to the 1870s. Dwellings of this age are now uncommon locally and nationally, having been demolished to make way for newer developments.
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: The building appears to retain the significant features from the time of its construction, although there have been some modifications that reflect the changing needs of the occupants.

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: Low
	Explanation: The property at 158 Ulster Street has moderate setting significance, positioned on a lot that has not been notably reduced since 1907, and being visible from the street. However, the surrounding area has been commercialised and industrialised which has changed the extent to which the wider setting extends the significance of the dwelling.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 158 Ulster Street has some landmark value as a visible historic building which is likely somewhat recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 158 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of late 19 th and early 20 th century architectural design 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,	Level of Significance: Moderate
	Explanation: 158 Ulster Street has moderate group value as one of a number of early villas in the Hamilton area, and one of several villas on Ulster Street which share a common age, style and construction materials.

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.	
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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.	<p>Level of Significance: Low</p> <p>Explanation: 158 Ulster Street has some technological significance for its use of materials and construction techniques which were commonplace at the time.</p>

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.	<p>Level of Significance: Unknown</p> <p>Explanation: As the dwelling was likely constructed prior to 1900 it meets the definition of an archaeological site. The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</p>
<i>ii. HNZPT:</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: 158 Ulster 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	<p>Level of Significance: Low</p> <p>Explanation: Likely built in the 19th century, the dwelling makes a contribution to the continuity and sense of place</p>

<p>contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>of the area. It is likely to have significance to past occupants and their descendants. Its specific significance to the local community is not known.</p>
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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 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 architectural design in the area at the time.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 158 Ulster 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 1W-814
DI 3W-685
DI 4W-329
CT SA540/274 (1931)
DP 30090 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

164 Ulster Street

Whitiora, Hamilton



Figure 1: Dwelling at 164 Ulster 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 1290 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, where 164 Ulster Street is located, 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: Survey plan SO 378A-1 showing of the northern section of Hamilton West (undated). Allotment 153 of Hamilton West, encompassing 164 Ulster Street, is identified.
Source: HCC Archives

The oldest record relating to the property at 164 Ulster Street is a Deeds Index (1W-814) which shows a Crown Grant for Allotment 153 Town of Hamilton West (Figure 2) being awarded to 'Thomas' in 1868. Allotment 153 was conveyed to McPherson in 1874, along with the neighbouring Allotment 154 (1W-816). McPherson mortgaged both Allotments 153 and 154 in 1875. In 1877, a reconveyance of both allotments is recorded between Seddon, the mortgagee, and Hammond, suggesting that McPherson had defaulted. Within a few months, Hammond sold both properties to Knox. The property was conveyed twice more in 1877 before coming into the ownership of Luxford in 1905.

Luxford subdivided the properties, creating four small lots fronting onto Ulster Street. He then sold the property identified as "Lot 1" in the Deeds Index (1W-814), which would become 164 Ulster Street, to Tenant in 1907.

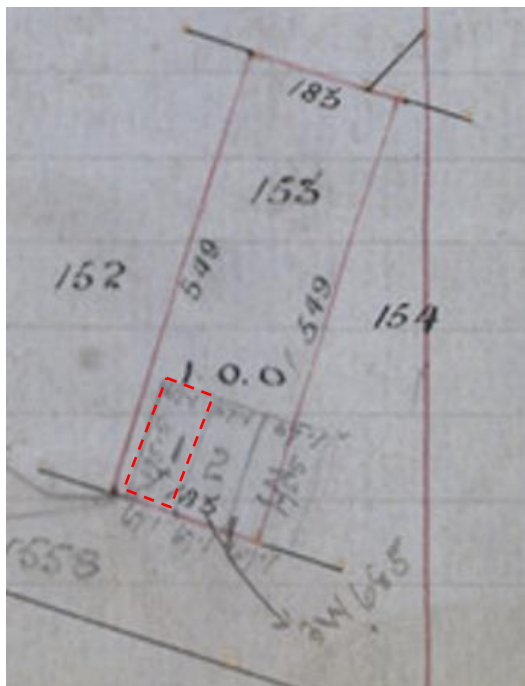


Figure 3: Sketch of lots subdivided from Allotments 153 and 154 c.1911.

Source: DI 1W-813



Figure 4: Aerial photograph showing the property at 1564 Ulster Street, 1971.

Source: Retrolens

Tennant appears to have taken out a number of mortgages around the same time. A series of conveyances then occurred in the 1910s and 1920s and eventually 'Rickard' sold the property to 'Pope' in 1927 and a new Certificate of title was created (SA540/272). The new title gave Jane Pope, wife of Frank Wilson Pope, engineer, as the property owner. Unfortunately, the subsequent transactions on the title document are illegible. A 1940 survey plan (DP 30090, Figure 7) shows the remaining portion of Allotment 153 (northeast of the site) being subdivided.

Considering the Deeds, Certificates of Title, survey plans, and extant building, which has a central position on the street front boundary, it is likely that the dwelling at 164 Ulster Street was built in c.1905 by Luxford before it was sold to Tenant.

It is also possible that the dwelling was not built until after Tenant purchased the property; however, this is considered less likely because there is an almost identical villa on Lot 4 of the c.1905 subdivision (146 Ulster Street, Figure 6, now considerably modified), indicating that they were both constructed by Luxford.



Figure 5: 164 Ulster Street



Figure 6: 146 Luxford Street
Source: Google Earth

Source: Google Earth

2.2 Property Details

Legal Description: Part Allot 153 TN OF Hamilton West

Parcel ID: 4291982

Current CT: SA540/274

2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 164 Ulster 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

164 Ulster Street is an example of an early 20th century villa, likely constructed c.1905-6.

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. Like other styles popular during the same time period, construction was timber-framed, with timber joinery, and brick chimneys. The style is often described as very formal.





Figure 8: Examples of 'late' villas, built between 1900-1920.
Sources: Various

The dwelling at 164 Ulster Street has the classic form of a 20th century bay villa. A gable projects from the hipped roof, and features an integrated, faceted bay window with relatively simple decorative brackets. The most striking feature of the gable-end are the bargeboards, which create a deep curve, the ends of which have decorative engraving that is difficult to decipher due to the current colour. A finial adds further detail to the gable-end, as was typical of villas at the time.

Also typical are the and bullnose verandah with ornate fretwork detailing and turned balusters; and the frieze panel with decorative eaves brackets below the main building eaves. Original timber-framed double-hung sash windows are evident, although some windows have been added or altered to adapt the building for the changing needs of successive owners over time.

A lean-to is evident at the rear of the building, where further modification has occurred. The chimney or chimneys have evidently 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	
<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 individuals or groups of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 164 Ulster 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 late 19 th and early 20 th centuries, and sold off into private ownership where new owners would build dwellings in the favoured architectural styles of the time.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: 164 Ulster Street is of moderate architectural significance as a good example of an early 20 th century villa. It has all of the typical attributes of a villa of this period, including the asymmetrical form, projecting gable with integrated faceted bay, bullnose verandah with decorative fretwork and balustrading, central front door and double-hung sash windows. The most distinctive feature is the gable-end decoration – the bargeboards that create a deep curve and the simple but large brackets at the wall facets.
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: The architect and builder 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: 164 Ulster Street has moderate rarity value as an example of an early 20 th century bay villa. Although a common typology at the time, well preserved villas are

	now becoming rare in Hamilton as they are modified or demolished for development.
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: The building has some modifications, such as alteration of windows to doors or the addition of windows, which reflect the changing needs of owners over time. However, it generally appears to retain the significant features from the time of its construction.

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: Low
	Explanation: The property at 164 Ulster Street has moderate setting significance, positioned on a lot that has not been notably reduced since 1907, and being visible from the street. However, the surrounding area has been commercialised and industrialised which has changed the extent to which the wider setting extends the significance of the dwelling.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 164 Ulster Street has some landmark value as a visible historic building which is likely somewhat recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 164 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of late 19 th and early 20 th century architectural design 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: 164 Ulster Street has moderate group value as one of a number of early 20 th century villas in the Hamilton area, and one of several villas on Ulster Street which share a common age, style and construction materials. In particular, the overall form and distinctive gable-end decoration at 164 Ulster Street mean that can be easily recognised as matching a villa at 142 Ulster Street, which has since been much more heavily modified.

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: 164 Ulster Street has some technological significance for its use of materials and construction techniques which were commonplace at the time.

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.
<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: 164 Ulster 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 people. The interpretative</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. It is likely to have significance to past occupants and their descendants. Its specific significance to the local community is not known.

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: Moderate
	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:	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 164 Ulster 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 1W-814
DI 3W-558
CT SA540/272 (1931)
DP 30090 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Masonic Hall (1924)

Hamilton East, Hamilton



Figure 1: The Old Lodge, formerly a Masonic Hall, at 166 River Road.

1. Historical Summary

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

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

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

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

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

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

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

Hamilton East was 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 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 River Road 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 oldest available certificate of title for the property is dated to 1885 and is a Crown Grant award the block of land bordered by River Road to the west, Te Aroha Street to the south, Heaphy Terrace to the east, and Claudelands Road to the north, to Kate Whittaker (SA87/128). Whittaker conveyed the land in the same year to John William Hardley (SA37/128).

Hardley did not have the land surveyed for subdivision until 1911 (DP 7000, Figure 4). The subdivision officially occurred in 1912 (SA191/54). A Certificate of Title dated 1917 shows that the subdivision had occurred, but Hardley still not sold the sections off (SA263/96). In 1921, Lot 19 of Hardley's estate, which would eventually become 166 River Road, was sold to Albert John Noakes, land agent (SA328/268). The property then underwent a series of quick conveyances between 1921 and 1924 when it was purchased by the Lodge Beta Waikato, a branch of the Freemasons.

The following history which continues the narrative of 166 River Road has already been provided in previously published historic accounts of the place:

“Erected in 1924, the Masonic Hall replaced the Grey Street lodge building that opened in August 1877. Lodge Beta Waikato had been formed by members of the Fourth Waikato Regiment in 1865 and it met for a number of years in the Royal Hotel until the lodge in Grey Street was built.

The Lodge Beta Waikato's new hall [at the corner of River Road and Myrtle Street] was opened in September 1924 by Oliver Nicholson in the presence of over 200 members of the craft who had travelled from all over the district. Nicholson was provincial grand master of the Freemasons and also a prominent Auckland lawyer and local body politician.

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>

Through their common membership, the Lodge Beta hall appears to have been closely associated with St Andrew's Presbyterian Church, which is just along the road. Hamilton solicitor Campbell MacDiarmid, who was St Andrew's session clerk for many years (1912-42), was installed as Worshipful Master of the Lodge Beta Waikato in 1909.

The building appears to have been designed by local architect John Warren, who was a Freemason and an authority on Masonic history; Warren also designed a number of masonic halls around the district.

A single plan sheet for the Lodge Beta Waikato hall in the Waikato Museum collection is, frustratingly, not signed. It shows the building being oriented towards Myrtle Street with a gabled entrance porch that opened into a large supper room. The lodge room was accessed off the supper room and aligned parallel with River Road. The window boxes and decorative window surrounds are a latter addition as, it would appear, are the buttresses that strengthen the brick walls. As built, the brick was exposed, but the half-timbered gable ends were painted, and the rafters exposed.”⁹

An article published in the Waikato Times in 1924 which celebrated the opening of the new buildings described it in the following manner:

“The new building, which is substantially built in red brick, contains a commodious lodge room, while the supper room measures 53 ft x 32 ft (approx. 16 metres x 10 metres) and here a splendid floor has been laid, and it is the intention of the lodge authorities to make this room available for dances and other small functions. Good accommodation has been provided, which, together with the usual offices of a well-appointed room, should fill a long-felt want of the town.”

It is unclear from the Certificates of Title when the lodge was sold by the Masonic order and became ‘The Old Lodge’. The last recorded formal lodge meeting in historic newspaper archives was published in 1943, however the archives only contain records up until 1950 so it is possible that the lodge continued to use the premises for a good deal longer. Modifications made to the former lodge are discussed in Section 2.4 below.

⁹ <https://www.stuff.co.nz/waikato-times/news/105317846/memory-boxes>

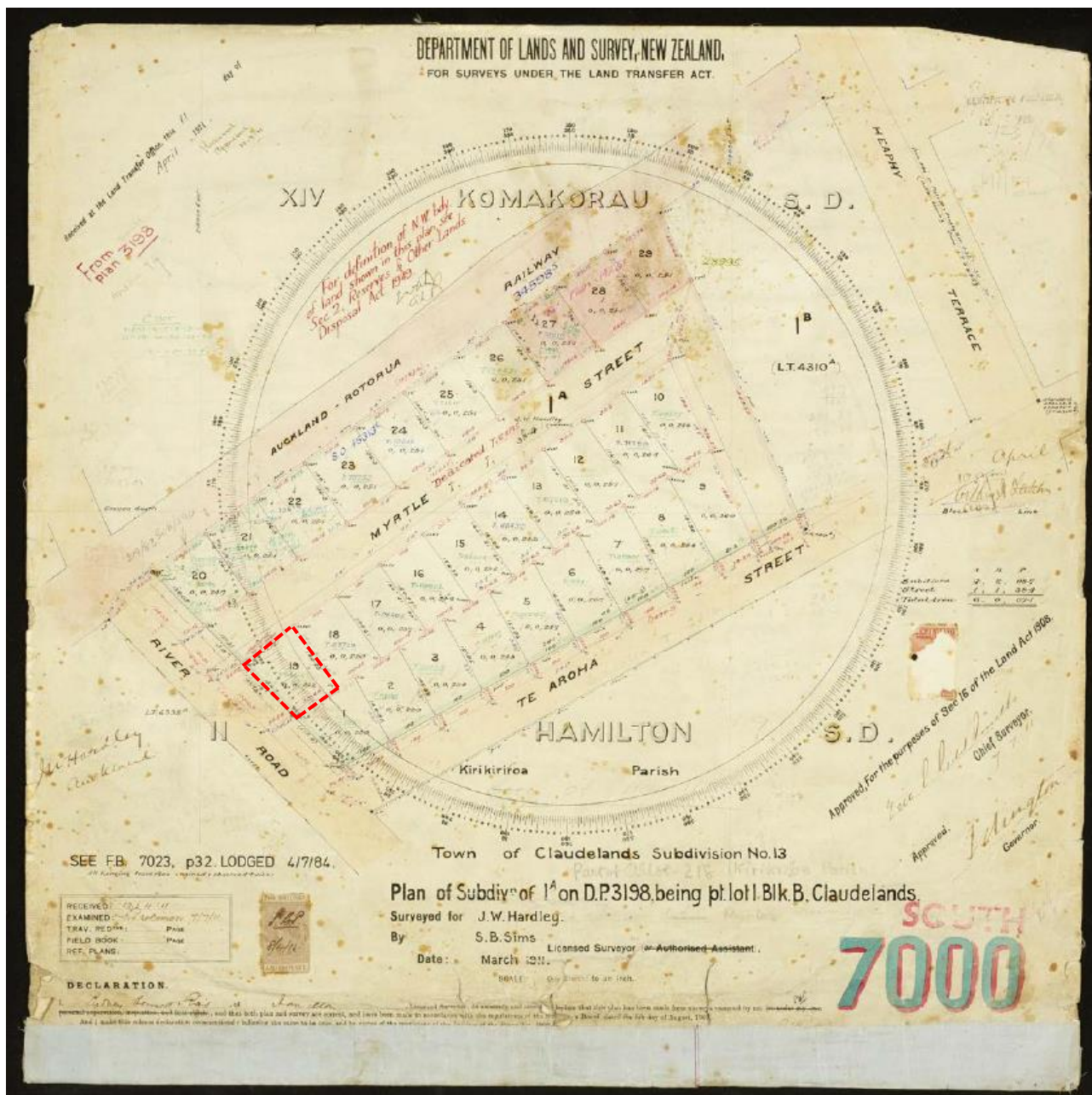


Figure 4: Survey plan dating to 1911 showing 166 River Road.
Source: LINZ, DP 7000



Figure 5: The masonic hall at 166 River Road prior to conversion to 'The Old Lodge', c1970's (left).

Source: Hamilton City Libraries

LODGE BETA. WAIKATO.

NEW BUILDING OPENED.

An interesting ceremony took place last evening, when the new Masonic Hall, which has just been completed in River Road for Lodge Beta-Waikato, was formally opened by M.W. Bro. Oliver Nicholson, P.G.M.

The old building situated in Grey Street, Hamilton East, which has been in use for nearly half a century, has answered the requirements of the brethren admirably until a few years ago, when it was realised that further accommodation would shortly be needed in order that the business of the Lodge could be conducted more efficiently, and also under more comfortable conditions.

The new building, which is substantially built in red brick, contains a commodious lodge room, while the supper-room measures 53 x 32, and here a splendid floor has been laid, and it is the intention of the lodge authorities to make this room available for dances and other small functions. Good accommodation has been provided, which, together with the usual offices of a well-appointed room, should fill a long-felt want in the town.

Last evening there was a large attendance of brethren from all over the Auckland district, and the proceedings were followed with interest. After the Lodge was closed those present were entertained at a banquet, and an excellent concert programme was rendered. The singing of the National Anthem brought to a close a memorable night.

Figure 6: Newspaper article advertising the opening of the new building, 1926 (right).

Source: Papers Past

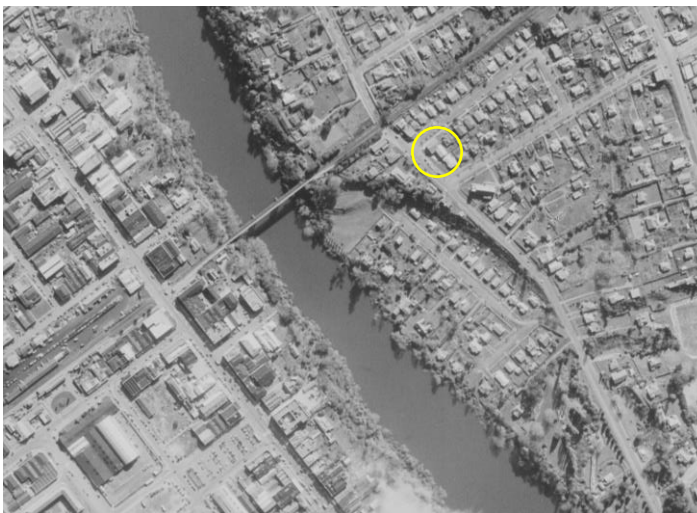


Figure 7: Aerial of the location of the masonic hall, c. 1950's.

Source: Retrolens



Figure 8: Aerial showing 166 River Road.

Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located at the corner of River Road and Myrtle Street in Hamilton East. The building is easily visible as there are no fences or vegetation to obscure the building. The surrounding area is mostly residential.

2.2 Property Details

Legal Description: Part Lot 19 DP 7000

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 166 River 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 at 166 River Road was originally constructed as a single storey masonic hall, with a main hall and meeting room, and a supper room sitting perpendicular, creating a roughly 'L' shaped structure. The singular historic image sourced of the building shows that it was originally built with red brick exterior walls and a gabled roof clad with corrugated steel. Tapered buttress supported the brick walls to the flanks of the building, and a small lean-to porch was located at the River Road edge of the building. Exposed rafters were evident to the roof eaves, and a series of nine-light timber framed windows with large lintels were located on the facades. The gabled ends of the building featured vertical board and batten timber cladding, with a timber ventilation grille located at the apex of the gable end. These features reflect the bungalow style, which was the most popular residential style of construction at the time that the hall was built.

The building in its current form has undergone some minor aesthetic changes, but retains much of its original form and fabric. The basic form and height have stayed the same, including the retention of the porch structure. The brick exterior has been painted over in white, and the vertical board and battens to the gable end have been retained but painted in contrasting colours. Most noticeably, the original nine-light windows have been replaced with the new windows featuring decorative architraves and rough-cut heavy projecting timber windowsills, assumedly for a 'rustic inn-house' aesthetic which seems to have been the aim of the conversion. The large tapered buttressed to the flanking exterior walls have been retained. Vegetation has grown over much of the building.



Figure 9: Entrance to the Old Lodge.



Figure 10: Vegetation grows against the walls of the building.



Figure 11: Decorative timberwork covered by vegetation to the exterior of the building.



Figure 12: Signage to the exterior of the building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>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: High
	Explanation: 166 River Road is associated with the Freemasons and the Lodge Beta Waikato – a well-known local society which had been in operation since the 1880's.

<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: 166 River Road has moderate significance with regard to local historical patterns. The place is an example of the establishment of premises for local community groups, such as the Lodge Beta Waikato, in the early 20th century.</p>
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b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 166 River Road is of moderate significance for its style, design, and type as a surviving example of an early 20th century masonic hall. Research shows that masonic halls came in all architectural styles, though usually were relatively simplistic in size and 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: Moderate</p> <p>Explanation: The architect of the masonic hall at 166 River Road is thought to have been John Warren, an architect for the Freemasons. No information has been found on John Warren, other than advertisements placed by him in local newspapers in the 1920's for tenders to construct various projects with 'FNZIA, Registered Architect'</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: 166 River Road is of high significance as a surviving example of an early 20th century masonic hall, albeit somewhat altered.</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: 166 River Road has moderate integrity value. Although the buildings form, and most of its original fabric, is still extant – aesthetic changes, including the total replacement of the original windows, has resulted in a loss of authenticity.</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>	Level of Significance: Moderate
	Explanation: 166 River Road has moderate setting value for its highly-visible location at the corner of River Road and Myrtle Street.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: High
	Explanation: 166 River Road is located at the corner of River Road and Myrtle Street and is therefore highly visible, giving it landmark value
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: None
	Explanation: 166 River Road has no known continuity value.
<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: 166 River Road has moderate group value as one of a number of remaining historic masonic halls in Hamilton and across New Zealand.

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: 166 River Road has moderate technological significance for its use of materials and craftsmanship.

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 166 River Road is thought to have been constructed in the early 20 th century, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.
<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: 166 River Road 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 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: High
	Explanation: The hall has high cultural value as a well-known and well-used meeting place for the Lodge Beta Waikato Freemasons Group.

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	Level of Significance: Low
	Explanation: The place has some potential to contribute to information about building practices and architectural design in the early 20 th century. It also has the potential to contribute information about the masonic lodge, an

<i>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>organisation with an extensive history that stretches beyond New Zealand, but that is now dwindling in popularity and membership.</i>
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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:	High
d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	High
g) Scientific Qualities:	Moderate

3.3 Scheduling Details

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

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

It is recommended that the Former Masonic Hall at 166 River Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

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

4.2 Historic Titles, Deeds and Survey References

CT 87/128 (1885)

CT 37/128 (1885)

CT 123/78 (1904)

CT 191/54 (1912)

CT 263/96 (1917)

CT 328/268 (1921)

DP 3198 (1904)

DP 7000 (1911)

Hamilton City Council Heritage Inventory Assessment Form Draft

170 Pembroke Street

Hamilton Lake, Hamilton



Figure 1: The dwelling at 170 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

The property at 170 Pembroke Street was originally encompassed within Allotment 370 which, along with the neighbouring Allotment 210, was allocated to James Williamson in 1877 (SA12/255). These allotments bordered the southern end of Hamilton Lake, as shown in survey plan SO 387A-2 (Figure 2).



Figure 4: Snip of undated survey plan SO 387A-2 showing Allotments 210 and 370 at the southern end of Lake Hamilton.
Source: LINZ

By 1905, the land had been conveyed to Andrew Seymour Brewis (SA127/68). Brewis proceeded to establish the perimeters of his estate during the next few years (SA139/76) and by 1908 he had subdivided segments of the large estate to be sold off (SA146/262). One of these segments, being Part Allotment 370, was formally surveyed in 1923 for Messrs. Brewis and Howden (DP 18088, Figure 5). A new Certificate of Title was drawn up in 1932 which showed that Brewis and Howden – a doctor and a jeweller respectively – still owned all of the smaller individual Lots (SA638/109).

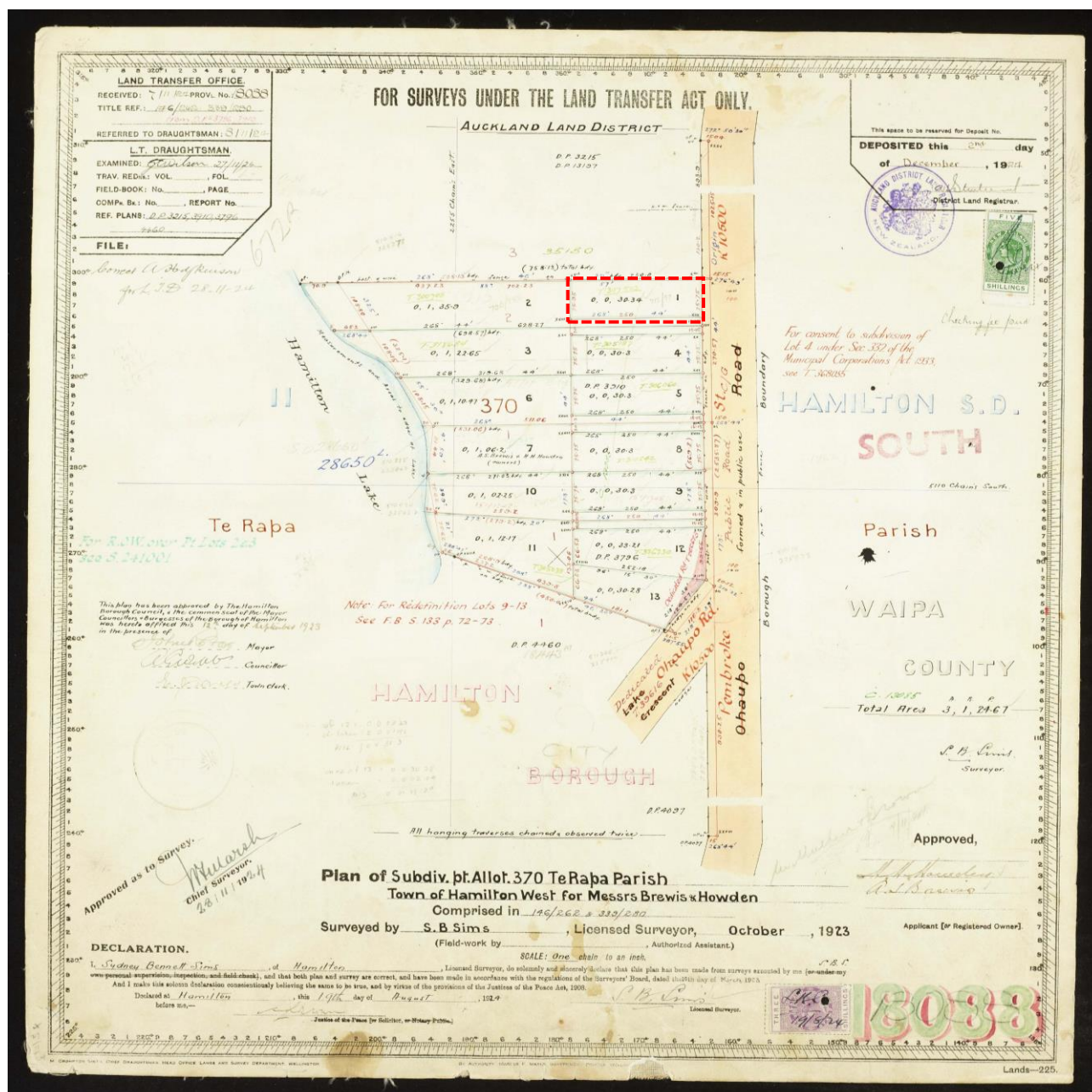


Figure 5: 1923 survey plan undertaken for Brewis and Howden, showing the subdivision of the estate. Lot 1, which would become 170 Pembroke Street, is indicated.
Source: LINZ, DP 18088

In 1938, the two business partners sold a number of the smaller lots as a group to the Deposit and Finance Company (SA706/283). A year later, in March of 1939, Lot 1 of DP 18088 was sold to Ivy Dianna Lovell (SA712/57). Lovell would own the property for a further two decades before conveying it on in 1962. A number of other conveyances are recorded in the 20th and 21st centuries, but none are of historic significance. The site was subdivided in 1996.

Considering the Certificates of Title, survey plans, and the extant building, the structure was likely constructed in or shortly after 1939 when Diana Lovell acquired the property. It is possible that the Deposit and Finance company purchased the lots and then commissioned a builder to construct dwellings on each of them before selling them individually, but there is no definitive evidence that this is the case. Historic newspaper articles document a legal argument between the Deposit and Finance Company and the local council over the size of the sections, but there is no mention of buildings.⁴



Figure 6: The dwelling at 170 Pembroke Street, as viewed from the rear of the property.



Figure 7: Aerial of 170 Pembroke Street.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Pembroke Street in the suburb of Hamilton Central. The surrounding area is residential, with the Waikato Hospital located a short distance to the south. The building easily visible from the street. The site was subdivided in 1996.

2.2 Property Details

Legal Description: Lot 1 DPS 73694

Parcel ID: 4423082

Current Certificate of Title (CT): SA59B/401

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

⁴ Waikato Times, Volume 117, Issue 19601, 13 June 1935, Page 9

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 good example of the Art Deco / Moderne style, built 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.



Figure 8: 'Typical' examples of Art Deco and Moderne styled buildings.
Source: Various

The single-storeyed dwelling at 170 Pembroke Street has many of these elements, including the flat roof; stucco render to the exterior; curving sections of the building; geometric detailing; and windows which run like a ribbon across the façade, reinforcing the horizontal lines of the

structure. The way that the windows are divided with glazing bars further adds to the horizontality.

The way that the dwelling presents to the street belies its true size, which is two storeys at the rear (Figure 6). It is evident that the building has been substantially extended, but the historic part of the building (being the front or eastern portion) appears to be well preserved.

3. Evaluation

Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<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 is not known to be associated with any individuals or groups of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	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 19 th and early 20 th century.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: The building has moderate architectural significance as a good example of the Art Deco / Moderne style. The significant extension to the rear of the property does not compromise the front part of the dwelling which retains its distinctive Art Deco style features, including the horizontal banding of the parapet and ribboning of windows, which give the building's curves a heightened elegance.
<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 architect and builder of the dwelling are unknown.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Low
	Explanation: The place has some rarity value as a good example of an Art Deco / Moderne styled dwelling in Hamilton, many of which have been altered beyond recognition or demolished for new development.
<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 front part of the dwelling has high integrity, but the overall integrity of the building as a whole has been compromised by the extensions to the rear.

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: Low
	Explanation: The place has low significance for its setting. The site has been subdivided significantly.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: The place has some landmark value. It is highly visible from the street and 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>	<p>Level of Significance: Low</p>
	<p>Explanation: Having stood for approximately 80 years, the dwelling at 170 Pembroke Street has some continuity value for its contribution to the character of the street and wider area.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some group value as one of a number of good examples of Art Deco / Moderne styled buildings across Hamilton city.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has low technological value for its design and use of materials which were standard for the time period.</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: The archaeological significance of the site is unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<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. 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>	<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: | 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 170 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 SA12/255 (1877)
CT SA127/68 (1905)
CT SA139/76 (1907)
CT SA146/262 (1908)
CT SA638/109 (1932)
CT SA706/283 (1938)
CT SA712/57 (1939)
SO 387A-2 (undated)
DP 18088 (1923)

Hamilton City Council Heritage Inventory Assessment Form Draft

179 Nixon Street

Hamilton East, Hamilton



Figure 1: 179 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 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

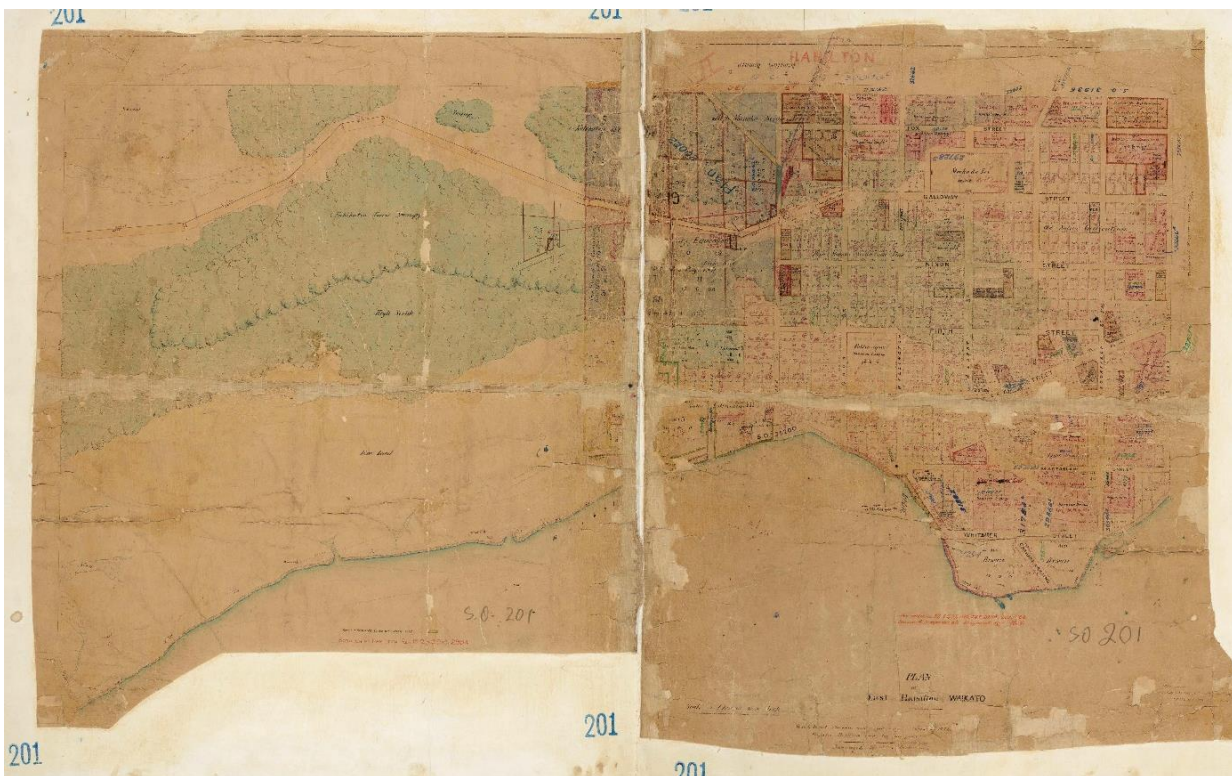


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

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>

The property at 179 Nixon Street was originally encompassed within Allotment 36 of Hamilton East, a one-acre block on the corner of Nixon and Albert Streets, that was allocated to 'Thomas Jackson' according to Graham's 1864 survey map. A newspaper article in 1880 refers the proposed use of Allotment 36 for the erection of a pound,⁹ with confirmation of the pound's establishment following a few months later.¹⁰ However, this is confused by a report in 1882 that the Borough Council rejected a proposal to relocate the pound, noting that the poundkeeper "lived some distance away".¹¹

The oldest Certificate of Title for Allotment 36 is dated to 1906 (SA136/65), and lists 'The Mayor Councillors and Burgesses of Hamilton' as the owner of the property, stating that the land "was originally acquired by the corporation above named on the 12th day of November 1903 under Section 4 of 'The Better Reserves Act 1881'."

The Title identifies a series of leases, beginning with Samuel Hardley "the younger" in 1906, who transferred the lease to Earnest William Hayes in 1910. Hayes mortgaged the lease immediately, holding it for ten years before transferring it to Catherine Hall, widow, in 1920. Hall transferred the lease to Archibald MacDonald, architect, in 1924. MacDonald immediately took out a mortgage, and then increased the mortgage within six months, taking out another mortgage in 1926.

MacDonald first appeared in the Waikato newspapers when he sued a client, Alexander McEwan, for slander, after McEwan claimed that the design of his house was defective.¹² Prior to this, MacDonald had been architect for the Buller Hospital Board, and the Board of Education in Nelson, having begun his career as a draughtsman.¹³

In 1929, MacDonald again found himself in the press, when the Waikato Hospital Board drew attention to his unregistered status.¹⁴ At this time, he gave the address of his practice as 94 Queens Buildings, Hamilton. MacDonald still held the lease for Allotment 36 when he died in 1945. It was advertised for auction shortly after his death (Figure 5). The advertisement states that there were four cottages on the property, three of which had tenants and one of which was vacant. Albert Street had been renamed Clyde Street by this time.

In 1948, Allotment 36 was surveyed for a new subdivision (DP 35296, Figure 6). The survey shows the extant building, being one of the four cottages identified in the advertisement for MacDonald's estate. A number of other leases followed this subdivision, but none are considered to be of historic significance. The Borough Council (in its successive forms) owned the property until the 1990s.

It is difficult to estimate the exact construction date of the dwelling at 179 Nixon Street. However, comparing the Certificate of Title and survey information with the extant building (discussed below), the dwelling was likely constructed prior to 1906 when it was leased to Samuel Hardley.

⁹ *Waikato Times*, 22 April 1880

¹⁰ *Waikato Times*, 20 May 1880

¹¹ *Waikato Times*, 23 March 1882

¹² *Waikato Times*, 8 September 1925

¹³ *Waikato Times*, 20 July 1929

¹⁴ *Waikato Times*, 20 July 1929

GEO. BOYES AND CO., LTD.

GEO. BOYES & CO LTD.

PROPERTY AUCTION
TUESDAY, FEBRUARY 6
AT
10.30 A.M.

AT OUR OFFICES ALMA STREET
Four cottages of 1 acre leasehold land, Hamilton East—one cottage empty and available for occupation by purchaser.

Instructed by the District Public Trustee in Estate of A. MacDonald (Deceased), Messrs Geo. Boyes and Co., Ltd., will offer for sale by Public Auction at their offices, Alma Street, at 10.30 a.m. on Tuesday, February 6, four cottages on 1 acre of renewable leasehold land situated corner Clyde and Nixon Streets, Hamilton East—three cottages are occupied by tenants at satisfactory rentals. The fourth cottage is empty.

Conditions of sale, particulars of cottages, term of lease, etc., may be seen at the office of the Public Trustee, Victoria Street, or at the Offices of the Auctioneers,

GEO. BOYES & CO., LTD.
PUBLIC NOTICES

Figure 5: Advertisement for the auction of MacDonald's property.

Source: Waikato Times, 3 Feb 1945

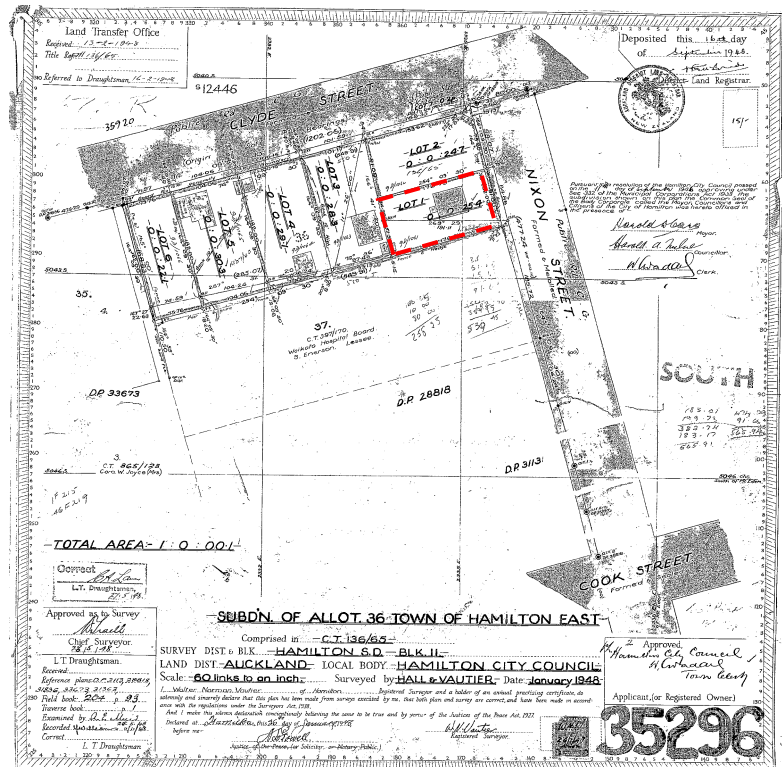


Figure 6: Survey plan DP 35296, dated 1948, showing the subdivision of Allotment 36. 179 Nixon Street is indicated.

Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Nixon Street, in Hamilton East. The surrounding area is predominantly residential, with a small block of commercial buildings on nearby Clyde Street. The dwelling is largely concealed behind a low picket fence and a high hedge.

2.2 Property Details

Legal Description: Lot 1 DP 35296

Parcel ID: 4389229

Current CT: SA9D/1061

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 179 Nixon Street is a cottage that was erected prior to 1906, and appears to have been constructed and then modified in various stages.

Cottages are likely to date from the first period of mass settlement in New Zealand, the 1860's, through to the 1900's. These dwellings 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 little detail (though detail may have been added at a later date in the form of decorate verandah fretwork etc.). The small dwellings are usually symmetrical with a central door and a timber-framed window to either side with a simple hipped or gabled roof, and a verandah to the street-facing elevation, though other variations are possible. Cottages from this period are almost always of timber-frame construction, with timber joinery, and feature brick chimneys (if not already removed).

Like most cottages, the dwelling at 179 Nixon Street is a small, single storey structure that presents a symmetrical form with a hipped roof, central entranceway flanked by two sash windows, and verandah to its street-facing elevation. A floor plan, provided as part of a Building Consent for repiling the dwelling in 1992, shows the layout that is expected of a cottage, with a central corridor (partially removed) giving access to rooms either side.

However, the side elevations of the dwelling reveal that the hipped roof is only one room deep, joined to a lean-to that is disguised by a stepped parapet. The wall cladding also changes after one room depth, from rusticated weatherboard to bevel back weatherboard. This suggests that the rear of the house was extended substantially sometime after the building was constructed; and, most likely, that this was done in two phases. The facings around the front door are moulded, while the facings around the double hung sash windows on the front and sides of the dwelling are plain, suggesting that the facings, and possibly the entire windows, on the front of the building were changed to match those that were added to the extension. The 1948 survey plan also shows a room or covered porch projecting off the rear of the dwelling which is no longer there.

The brackets and balustrading of the verandah are strikingly geometric, and speak more of the bungalow style, which became popular in the 1920s. The vertical baseboards are also a feature more common to the bungalow style. It may be that the front of the house was 'modernised' when it was leased to the architect, Archibald MacDonald, although there is no documentary evidence of this.

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>	<p>Level of Significance: Low</p> <p>Explanation: 179 Nixon Street has associations with locally known individuals in the 19th and early 20th centuries, including Archibald MacDonald, who practised as an architect in Hamilton during the 1920s and 30s. The property also has associations with the Hamilton Borough Council who owned the property until the 1990s. However, the latter association is distant, with the Council operating as a landlord and not utilising the property itself.</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: 179 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 replaced between 1900-1920, and it is possible that part of the dwelling at 179 Nixon Street predates this.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: 179 Nixon Street is of some significance as a surviving example of the type of early residential timber cottages that were commonly built in the late 19th and early 20th centuries, and that were extended as the needs or wealth of the occupants increased. Its symmetrical front elevation with its hipped roof and verandah demonstrates a typical pattern in residential housing provision and construction of the late 19th century, while the successive additions can be clearly read.</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. It is possible that the architect, Archibald MacDonald, made alterations to the house when he owned the property, but this cannot be confirmed.</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: 179 Nixon Street is of high significance as a surviving example of a 19th century cottage. 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.</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: 179 Nixon Street appears to have retained features from the time of its construction and later periods when important extensions and modifications were carried out.</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: 179 Nixon Street is located on the western side of Nixon Street in Hamilton East and is visible from the street. A well-manicured hedge surrounds the perimeter of the property adding to its amenity value, and the property boundaries appear to be unchanged since 1948.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 179 Nixon Street has moderate 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: High</p>
	<p>Explanation: 179 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,</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 179 Nixon Street is not located within the Hamilton East Residential Character area. The surrounding buildings, although predominantly</p>

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.	residential, are a mixture of ages, styles and sizes that has no particular cohesion. The dwelling is also part of a small group of early historic cottages scattered across Hamilton.
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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.	<p>Level of Significance: Low</p> <p>Explanation: 179 Nixon Street has some technological significance for its craftsmanship and sturdy design, which has ensured the building has remained standing for likely more than a 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.	<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>
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>Level of Significance: None</p> <p>Explanation: 179 Nixon Street is not listed as a historic place with HNZPT.</p>

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	<p>Level of Significance: Low</p> <p>Explanation: Likely built in the late 1800s, the dwelling makes a contribution to the continuity and sense of place of the area, as an urban site. It may have significance to</p>

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.	past occupants and their descendants. Its specific significance to the local community is not known.
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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 to information through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 179 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 SA136/65 (1906)
CT SA9D-1061 (1968)
DP 35296 (1948)

Hamilton City Council Heritage Inventory Assessment Form Draft

195 Galloway Street

Hamilton East, Hamilton



Figure 1: Villa at 195 Galloway 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.

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

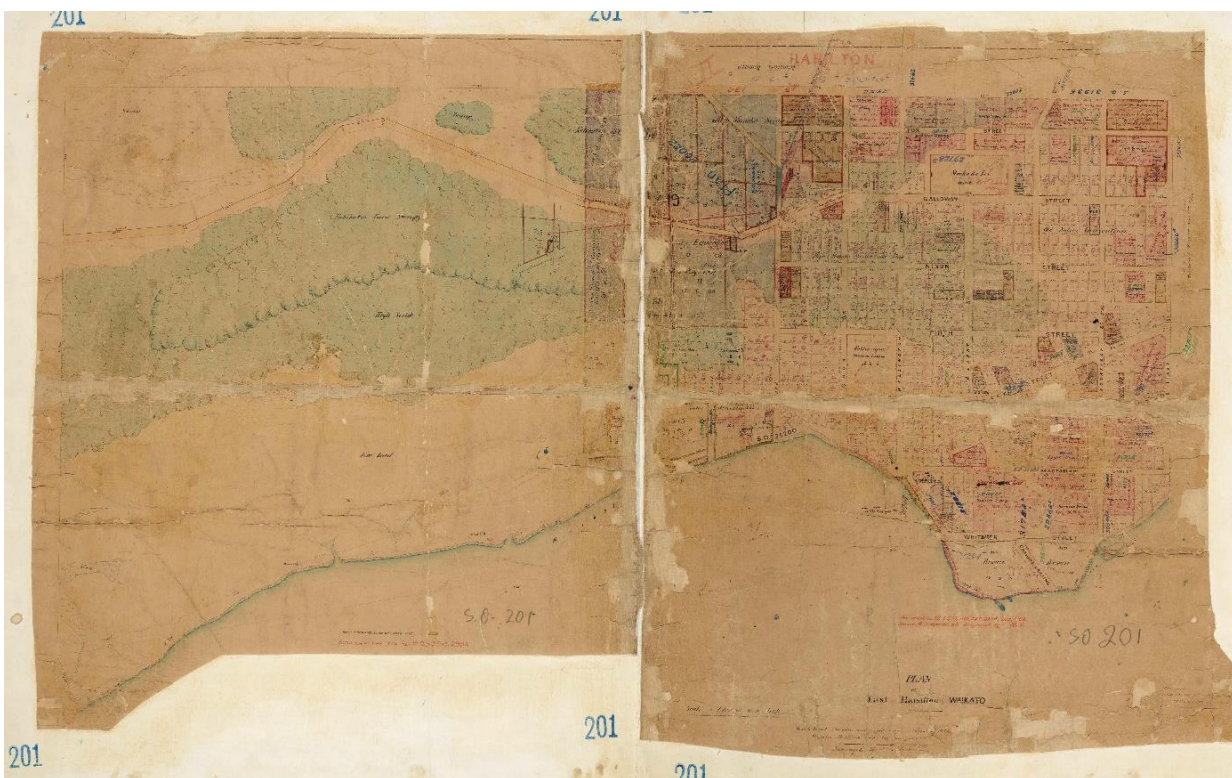


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

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 195 Galloway Street was originally encompassed within Allotment 51 Hamilton East, a one-acre block that was allocated to the church according to the 1864 survey map drawn up by William Australia Graham. This is reinforced by the earliest certificate of title for the property, dated to 1918 (SA284/251) which gives the owners of the land as the General Trust Board of the Auckland Diocese. However, no information from any archival sources have been able to confirm that there was ever a church on the site, nor source any records for the property prior to 1918. A survey plan dated to 1919 shows the site being subdivided into four lots, with 195 Galloway Street on Lot 3. It is possible that the houses were constructed around this time as accommodation for clergy, or simply as an asset for the church to profit from, as many leases and mortgages were issues over the next few years. By 1964, when the next available certificate of title was issued (SA3A/861), Lot 3 is still in the ownership of the Diocese. As before, multiple leases and mortgages are issued and cancelled over the next few decades. Eventually, by 1983, the Diocese sells Lot 3 to Peter and Elisabeth Langley, ending more than a century of ownership.

It is difficult to estimate the exact construction date of the dwelling at 195 Galloway Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed soon after the land was subdivided in 1919.

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the western side of Galloway Street in Hamilton East.

2.2 Property Details

Legal Description: Lot 3 DP 13362

Parcel ID: 4259277

Current CT: SA29C/436

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 195 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 195 Galloway is an example of a large 'transitional' house, with elements from both the villa and bungalow typologies. From about 1910, designers and builders started to incorporate bungalow features into New Zealand villas, creating a style known today as 'the transitional villa' or in some cases 'bungled villa'.

At first these houses typically retained the traditional villa layout, but over time plans became more informal. Features of the villa were slowly modified, including a reduction in roof pitches, unboxing the eaves to expose rafter-ends, and bringing the verandah under the main roof of the house. Casement windows were introduced, sometimes in combination with the traditional double-hung sash windows. Bay windows which, during the height of the villa were

incorporated under the main roof of the gable, returned to the older style, projecting from the main elevation with a separate roof. Decorative elements such as finials, fretwork, frieze panels and eaves brackets were gradually phased out.

The true bungalow by comparison appeared shortly after in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from England and Australia from as early as 1910. Characteristics of this style include a low-slung gabled roof (unlike the steep pitch of the villa) and a (usually) asymmetrical form which features a curving bay window to one side.

The traditional bungalow typically has a verandah to the street facing elevation, and – most prominently – almost always has exposed rafters. Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. The lead lighting of windows is also a common feature of this typology, as is the use of shingles to gable ends. Bungalow windows often have independent canopies and can occasionally be found at the corners of the building to maximise light to the interior.

195 Galloway Street can be described as a transitional single bay villa. The basic earlier form traditionally would have been described as a single storey single faceted corner bay villa. The building has a gable bay window facing the street front with another flush gable at right angles to the right hand side (north west). However the building was completed with some elements from the bungalow style evident.

The building has bevel-backed weatherboard cladding and a corrugated metal roof with exposed rafters. The roof line continues down to incorporate what would have been a separate verandah in an older villa. The roof line continues past the outer line of the verandah posts creating a deep overhang with increased shade.

The single faceted bay window to the front elevation is fairly plain with heavy moulded brackets to each side. The gable above has exposed rafters and shallow half timbers to the front face with lightly moulded lower boarding.

The verandah runs along the north east and north west elevations. It has moulded support posts with arched partitions set below the exposed roof rafters in keeping with the Bungalow styling.

Windows are predominantly large double hung sash units, assumed to be original. There is a small lean-to extension to the south elevation which has a coloured glass and lead came window. Door joinery is of timber with raised panels and there is a single light window adjacent to the door within the overall frame.

The (presumed) original corbelled brick chimney is evident towards the rear of the property. There are later extensions to the northwest and south west at the rear of the property. There is a large more modern independent garage to the west of the main building.

The exterior of the building appears to be in largely original condition. The use of the 'transitional style' within a late bay villa style is of note for the City and region, and the dwelling's original condition make this a significant authentic example of its archetype.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: 195 Galloway Street has a century-long association with the Diocese, however – as the intended use of the building on behalf of the church is unclear, it has only low significance for this association.
<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: 195 Galloway 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. <i>The property is an example of domestic architectural development, being one of a rare group of single storey 'transitional' styled houses, with good integrity and which</i>

	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.
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b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: Moderate</p> <p>Explanation: 195 Galloway Street is of moderate significance as one of a small group of unusual private properties, with a vernacular take on the 'transitional' styled house, using a corner bay villa as the basis for its form and style. The use of the 'transitional' styled house using this basic form whilst adopting more modern styling is of note for the City and region.</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>Level of Significance: Unknown</p> <p>Explanation: Unknown, (most likely purpose built).</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>Level of Significance: High</p> <p>Explanation: 195 Galloway Street is of high significance as a surviving example of an intact single corner bay 'transitional' villa. The integrity and form of the building has high rarity value for the city and region.</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: 195 Galloway Street is a well-preserved example of 'transitional' architecture in Hamilton and is still highly intact in its original form. Later adaptations and extensions reflect changes made for subsequent occupants; however the overall integrity of the building has not been affected by these changes.</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: 195 Galloway Street is located on the western side of Galloway Street in Hamilton East and is visible from the street. It has some significance for its setting. The building has modern brick piers and steel railing infill at</p>

	<i>the front garden boundary. This is a prominent feature and allows visual access to the property from the roadway.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>195 Galloway Street has some significance as a local landmark due to its rarity being a 'transitional villa' which is likely recognised by the local community.</i></p>
iii. Continuity: <i>The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>195 Galloway Street makes a contribution to the continuity and established built character of the street. It provides evidence of early residential development in this part of Hamilton by being an example of a transitional form of domestic architecture..</i></p>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: <i>Due to its history, age, scale and style, 195 Galloway Street has some group value as one of a very small group of a single corner bay 'transitional' style dwellings in Hamilton.</i></p>

d. Technological Qualities

i) Technological - <i>The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Low</p> <p>Explanation: <i>195 Galloway Street has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.</i></p>
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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</i>	<p>Level of Significance: Unknown</p> <p>Explanation: <i>Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological</i></p>
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events through investigation using archaeological methods.	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.	<p>Level of Significance: None</p> <p>Explanation: 195 Galloway Street is not listed as a historic place with HNZPT.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: Occupied for approximately 100 years, 195 Galloway Street makes a contribution to the continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, or their descendants. Aside from this, the property appears to have no other known cultural significance to the local community.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the design and construction of 'transitional' residential dwellings in the early to 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:	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 195 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)

4.3 Historic Titles, Deeds and Survey References

CT SA284/251 (1918)
CT SA3A/861 (1964)
CT SA29C/436 (1983)
DP 13352 (1919)

Hamilton City Council Heritage Inventory Assessment Form Draft

203 Galloway Street

Hamilton East, Hamilton



Figure 1: Villa at 203 Galloway 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.

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

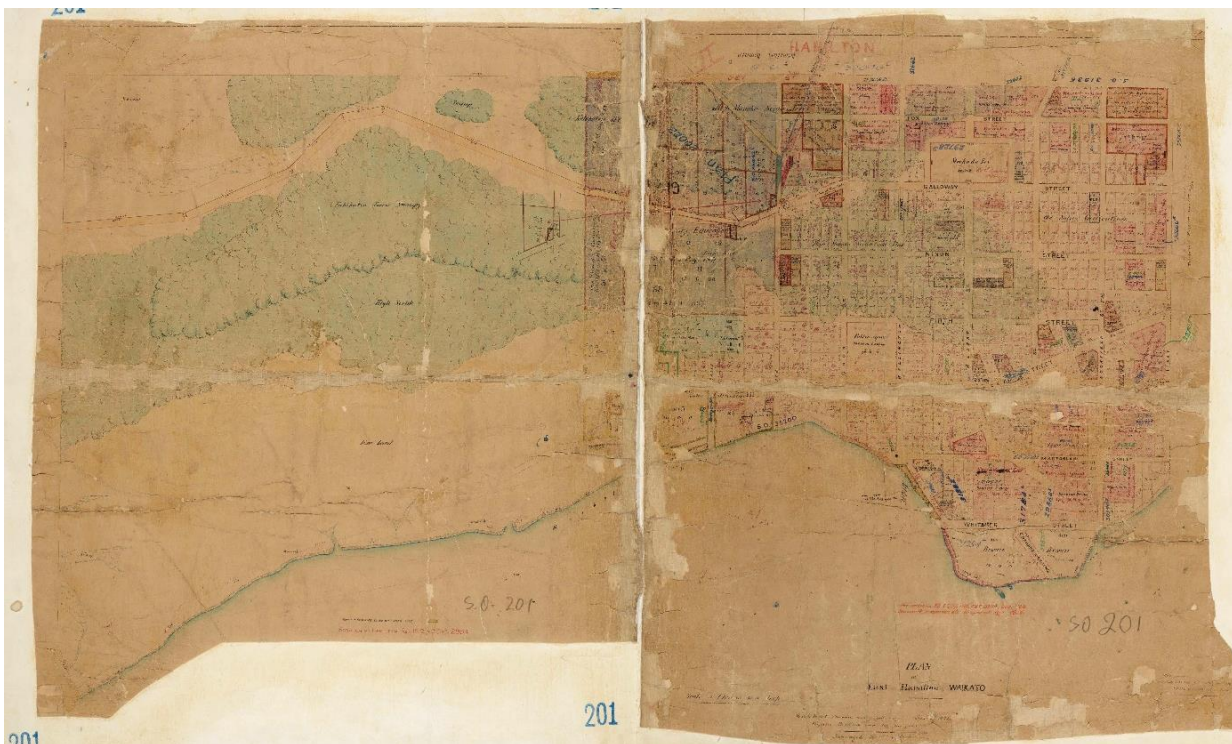


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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 203 Galloway Street was originally encompassed within Allotment 52 Hamilton East, a one-acre block that was granted to 'P. Coleman' according to the 1864 survey map drawn up by William Australia Graham.

The Deeds Index reference for the property (DI 1F.586) states that Coleman was granted 1 acre in 1867. In 1883, Coleman sold off the section of land that would come to encompass 203 Galloway Street to the Onehunga Building Society, who would retain ownership of the land for the next two decades. In 1903, the Onehunga Building society conveyed the land to Finlay.

In 1916, Finlay conveyed the property to Lowe, and in 1919, Lowe conveyed the property to Pickford and a new certificate of title was eventually created under the Land Transfer Act. This new certificate of title, dated to 1931 (SA532/294) states Arnold Frank Pickford, builder, as the owner of the property. Six months later, another certificate of title was created (SA507/297) which gives Mary Anne Martin, wife of Ernest Martin, as the property owner. A number of other transfers of the property occurred during the mid to late 20th century, though none of these are of historic significance to the property.

It is difficult to estimate the exact construction date of the dwelling at 203 Galloway Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed as a square villa circa 1903 whilst owned by Finlay and subsequently extended and modernised while in Pickford's ownership between 1919-1931. A builder by trade, Pickford likely had the skills to develop the dwelling himself, though there is no proof of this. Unfortunately, no historic survey plans were able to be sourced which may have helped to define the date of construction in line with subdivision of the original estate.

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the western side of Galloway Street in Hamilton East. The property appears to have been subdivided in the 1980's, with the historic villa retained on the front site and additional buildings constructed on the rear sites.

2.2 Property Details

Legal Description: Lot 1 DPS 35483

Parcel ID: 4340619

Current CT: SA37C/802, SA37C/803, and SA37C/804

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 203 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 203 Galloway Street is an example of an earlier square villa with a later gable extension circa 1919, which has typical bungalow features.

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.

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 7 – Examples of 'early' or 'square' villas, built between 1880-1900.
Source: Various

The dwelling at 203 Galloway Street is a square villa, likely constructed circa 1903. Like others of its kind, it is a small, fairly plain single storey structure with a hipped timber framed roof clad in corrugated metal and a plain verandah at the front of the dwelling. In plan the dwelling is square, but with a later gable extension to the north east and with a lean-to extension to the rear.

The front verandah has a plain single fall roof. This is likely to be an alteration as the original verandah roof would have had a bullnose profile or would have hipped sides. The verandah posts have some attached mouldings with replica decorative brackets. The verandah balustrade has decorative cross bracing, which is likely to date from the time of the gable extension being closer to bungalow styling.

The villa has plain timber weatherboard cladding, and timber window joinery. There is a central front entranceway with timber door with raised panels and a shallow shelf with dentil blocks (non-original). The northern most window of the front elevation has a double hung sash window unit (likely original). The gable extension has decorative faux rafter ends, a plain bargeboard and a triple light casement window with separate top lights, all in the bungalow style. The south east elevation has double hung sash window units to the rear (likely original) whilst the north west elevation and lean to have later multi light casement windows. The original brick chimney is extant to the south east of the building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: None</p> <p>Explanation: 203 Galloway 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>
<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: 203 Galloway Street has moderate significance with regard to historical patterns in the region. Although likely built after the turn of the century and the initial settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system in 1864, reflecting its initial subdivision into one-acre allotments as grants for militiamen settlers of the Fourth Waikato Regiment. Many of the original settler's buildings and cottages established prior to 1900 were replaced between 1900-1920 with buildings of more durable construction. The property is also an example of domestic architectural development, being one of a group of rare very early 20th century square villas, adapted in the Bungalow style 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	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: Due to its design, form, and style, 203 Galloway Street is of moderate significance as a distinctive and surviving example of the type of early residential square villas that were built in the early 1900's in Hamilton. The buildings adaptation incorporating Bungalow influences, demonstrates a key period in residential housing development and construction of the time.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: Unknown</p>
	Level of Significance: Moderate

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.	Explanation: 203 Galloway Street is of moderate significance as a surviving example of an early square bay villa which was adapted to follow the fashions of Bungalow styling during its early period of use. 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.
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: 203 Galloway Street is a somewhat well-preserved example of turn-of-the-century architecture in Hamilton. Although adapted circa 1919 with windows altered and gable added, the original square villa can be identified, and has retained an amount of its original features.

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: Low Explanation: 203 Galloway Street is located on the western side of Galloway Street in Hamilton East and is visible from the street and has some significance for its setting. The square villa will have been on its current site since construction which adds value to the setting.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low Explanation: 203 Galloway Street has some local significance as a landmark which is likely recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate Explanation: 203 Galloway Street makes a contribution to the continuity and established built character of the street. It provides evidence of early residential and changes in 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: Due to its age, appearance, style, integrity and setting 203 Galloway Street has some group value as one of a small number of early 20 th century square villas adapted during the phase of Bungalow styling, which still exist in Hamilton.

d. Technological Qualities	
<p><i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: 203 Galloway Street has low technological significance for its use of standard materials and construction techniques for the time period.</p>

e. Archaeological Qualities	
<p><i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i></p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The building could possibly have been constructed prior to 1900 which would qualify the building and site as an archaeologically significant place. At the current time the age of the building cannot be exactly confirmed, however the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p><i>ii. HNZPT: 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: 203 Galloway Street is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p><i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i></p>	<p>Level of Significance: Low</p>
	<p>Explanation: The dwelling at 203 Galloway Street makes a contribution to the continuity and sense of place of the local area, as an urban site, and domestic dwelling occupied for approximately 120 years.</p>

g. Scientific Qualities	
<p><i>i. Scientific: 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 dwellings which were altered and re-used in this area of Hamilton at the time.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 203 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.586

CT SA532/294 (1931)

CT SA507/297 (1931)

CT SA37C/225 (1986)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Imperial Chambers Building

231 Victoria Street, Hamilton Central, Hamilton



Figure 1: The building at 231 Victoria Street, 2021.

1. Historical Summary

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

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

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

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

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

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

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



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



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



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

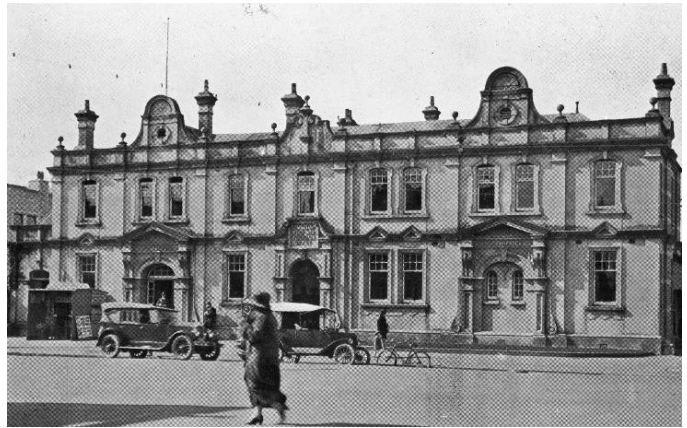


Figure 5: The Chief Post Office on Victoria Street, 1925.
Source: HCC Archives



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



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

Historic images show that the building at 231 Victoria Street was originally the Imperial Chambers Building, built in 1911 (Figure 8).¹ The building was purchased by drapers Hooker & Kingston Ltd. in 1915, who removed the original text and construction date from the building's façade and replaced it with their own and the date '1915' to commemorate their takeover of the building (Figure 9 - Figure 11).

In 1950, the building was taken over by Milne and Choyce – one of the first successful and large-scale chain department stores in New Zealand, established by Mary Jane and Charlotte Milne in 1897 (Figure 13 and Figure 14).² As with Hooker & Kingston, Milne and Choyce rebranded the façade with their company name; however, they left the 1915 date.

By the 1980s, the building was occupied by George Courts – another department store – but the façade of the building had been altered significantly. The entire historic 1911 façade had been replaced with copper cladding and thin aluminium or steel framed windows where the previous colonnaded windows were located. A lightning rod had also been added to the centre of the façade.

¹ <https://heritage.hamiltonlibraries.co.nz/objects/446/main-street-hamilton>

² <https://www.nzfashionmuseum.org.nz/milne-choyce/>

There is no documentary evidence that confirms when, or why, the façade of the building was altered. Although photographs confirm that it was sometime between 1962 and 1980, there are no property file records held by Hamilton City Council that document the alterations. The Certificate of Title (SA150/287) indicates that several mortgages were taken out against the property in the 1970s, and it is possible that one of these was associated with the alterations. What other alterations, if any, were carried out at the same time is also unknown.

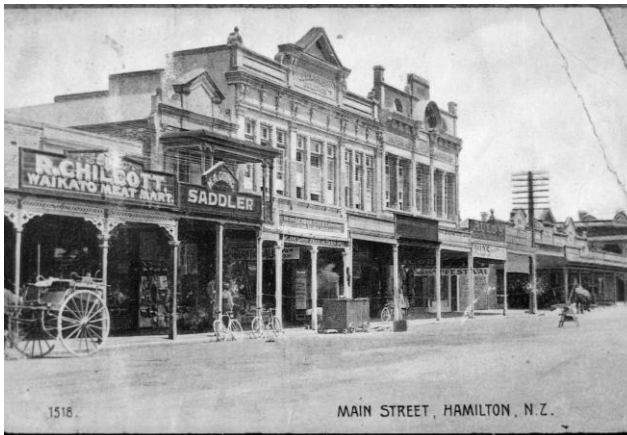


Figure 8: 231 Victoria Street, formerly the Imperial Chambers building, 1912.

Source: HCC, ID: HCL_02253



Figure 9: 231 Victoria Street (right of image), now the Hooker and Kingston building, 1938.

Source: HCC, ID: HCL_01072



Figure 10: 231 Victoria Street, the Hooker and Kingston building, 1938.

Source: HCC, ID: HCL_01071



Figure 11: 231 Victoria Street (far right of image), the Hooker and Kingston building, 1939.

Source: HCC, ID: HCL_01274

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SALE

Only
5 More DAYS
of
**Bigger and Better
BARGAINS**

PRICES
Drastically
REDUCED

REDUCTIONS IN ALL DEPARTMENTS

Further Reductions

in

MILLINERY

59/6	29/6
42/6 - 45/-	19/6
29/6 - 32/6	15/-
22/11	12/6

Unbeatable Values

TEA TOWELS—

A really nice quality.

3 for 1/11

WHITE BATH TOWELS—

Were 9/9.

Now 7/9 each

SEMI-BLEACHED DOUBLE SIZE

HEAVY QUALITY SHEETS—

33/6 pair

PILLOW CASES—

Good Quality.

2/7½ each

From Our Showroom

BLOUSES—

Checked Taffeta; well cut; S.S.W. and W. Were 38/6.

Now 25/-

CHECKED TWEED SUITS—

S.W. and W. Were £11/19/6.

Now £7/15/-

TWO-PIECE SUITS—

In Fibrosun. Were £6/18/6.

Now £4/19/6

SHORT COATS—

In Black Mohair Pile Fabric. Were £9/10/-.

Now 6 gns.

MANY BARGAINS IN PLAIN AND FLORAL FROCKS

Around The Store

NOVELTY JEWELLERY—

A Big Range at—

Half Price and Less

HOSIERY—

Art. Silk. A nice quality. Mediums.

3/3 pair

ODDMENTS IN GLOVES AND

Figure 12: Full-page advertisement in the Waikato Times for Hooker & Kingston's, drapers.

Source: Waikato Times, Volume 196, Issue 22562, 29 January 1945, Page 7



Figure 13: 231 Victoria Street, now the Milne & Choyce building, 1962. The date '1915' is visible to the parapet of the building.

Source: ALHI, ID: 1370-636-11



Figure 14: 231 Victoria Street, occupied by Milne and Choyce, 1962.

Source: HCC, ID: HCL_01274



Figure 15: 231 Victoria Street, now the Milne & Choyce building (left), 1962.

Source: HCC, ID: HCL_04471



Figure 16: 231 Victoria Street (far right of image), 1980. The façade has been altered significantly and is now occupied by George Courts.

Source: HCC, ID: HCL_M00635.41

2. Physical Description

2.1 Setting - Site Description

The former Imperial Chambers Building is located on the southwestern side of Victoria Street in Hamilton Central. The surrounding buildings are all two or three storeys, commercial in nature, and are mostly early 20th century historic buildings, though some modern structures are visible. The building is built to the edge of the pavement and has a canopy to street level which aligns it with adjacent buildings and canopies. The site was subdivided in 1996, but this has not impacted on the building's setting as observed from Victoria Street.

2.2 Property Details

Legal Description: Lot 2 DPS 76682

Parcel ID: 4470547

Current Certificate of Title ref: SA61A/42

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

2.4 Description of Building or Structures

The original façade of the two-storey unreinforced masonry Imperial Chambers Building, later occupied by Hooker and Kingston and then Milnes and Choyce, was constructed in a typical early 20th century neoclassical architectural style. This style featured elaborate elements such as columns with Corinthian capitals, pedimented parapets, modillions and corbels, and other common classical features.

The building façade was altered beyond recognition sometime between 1962 and 1980, according to the photographic evidence gathered. It has a vertically clad copper panelling above the windows with a bell-cast flare at the bottom edge. The windows are metal framed and align horizontally with the level of the original first floor windows. The ground floor tenancy appears to have been altered significantly from the original structure, but this is common for commercial buildings. It is unknown if any of the original 1911 façade is still evident behind the 1980's 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	
<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: The place has moderate associative value for its connection to a number of well-known local businesses throughout the 20 th century, such as Hooker and Kingston, Milnes and Choyce, and George Courts.
<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 building was erected as the Imperial Chambers and then sold into private ownership with a series of prominent businesses occupying the premises. The dramatic alteration of the façade that occurred prior to 1980 is associated with the pattern of redevelopment that was happening in the CBD of Hamilton during this period.

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,</i>	Level of Significance: Low
	Explanation: The building in its current form has some architectural significance for its copper façade and associated elements, which are aesthetically distinctive. However, it is difficult to accurately date when the façade alterations occurred. It does not fit a particular typology, and there is no special craftsmanship or ornamentation.

materials, style, ornamentation, period, craftsmanship, or other design element.	
ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	<p>Level of Significance: Unknown</p> <p>Explanation: Neither the architect nor the builder of the original building, or of the façade alterations, are known.</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>Level of Significance: Low</p> <p>Explanation: The place has low rarity value as a heavily modified early 20th century commercial building</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: Low</p> <p>Explanation: The place has low integrity value as it has been heavily modified since its original construction. It is unknown if any original fabric remains.</p>

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate significance for its setting, in a row of other early 20th century commercial buildings.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: None</p> <p>Explanation: The place has no known landmark value as one of several buildings in the "street wall".</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 some contribution to the continuity and established built character of the street by providing evidence of material use and architectural design on commercial buildings in this part of Hamilton during the late 20th century.</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,	<p>Level of Significance: None</p> <p>Explanation: The place has no discernible group value in its current form.</p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities	
<i>i) Technological - 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: The place has moderate technological significance for its use of copper cladding, an unusual material choice, which has been executed in an unusual way.</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 events through investigation using archaeological methods.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: Although 231 Victoria 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>
<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: The place 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</i>	<p>Level of Significance: Low</p> <p>Explanation: The place provides some evidence of historical continuity, being an early 20th century building in the Hamilton CBD, although this is largely obscured by the modern façade. It is likely that the place has significance to previous owners and their descendants;</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>	<i>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>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about the history of architectural redevelopment in the Hamilton CBD during the late 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:	Low
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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that 231 Victoria 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 SA150/287 (1908)
CT SA34D/731 (1985)
DPS 76682 (1996)

Hamilton City Council Heritage Inventory Assessment Form Draft

233 River Road

Claudeland, Hamilton



Figure 1: Arts and Crafts residence at 233 River Road.

1. Historical Summary

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

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

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

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

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

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

Hamilton East was one of the first established suburbs in the city, surveyed in 1864 by William Australia Graham. As the suburb flourished, areas to the north of Hamilton East began to become populated and establish themselves as suburbs in their own rights. The area known as Claudelands, just to the north of Hamilton East, was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.¹ 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.² 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.³ 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 1928.⁴ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁵ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁶ On October 27, 1892, the first A&P show was held at the grounds.⁷ 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 1914.⁸ 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.

¹ Miropiko Reserve Management Plan, HCC (2001)

² <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

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

⁴ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

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>

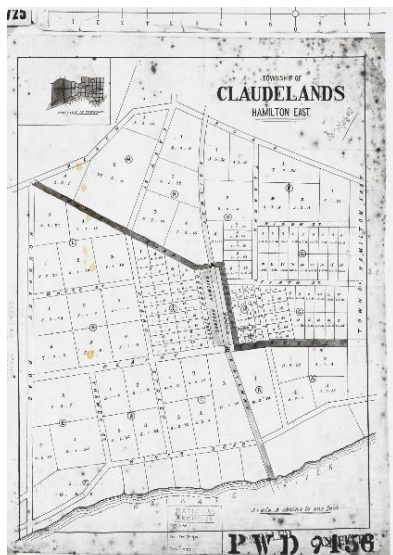


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives



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

A survey plan dating to 1916 shows a large section of land in Claudelands, between the Waikato River and River Road, being subdivided on behalf of Mrs. L. A. O'Neill⁹ for sale (DPS 11634, Figure 4). Lot 8 of this subdivision, which became 233 River Road, is clearly identifiable due to its long, curving driveway and the survey plan indicates a house is already located on site at the time of the survey.

The oldest available Certificate of Title for 233 River Road follows this subdivision, and gives Marguerite Josephine O'Neill (Mrs L. A. O'Neil) as the owner (SA273-87). Marguerite O'Neill was an Irishwoman who lived in Hamilton for 50 years before her eventual death in 1926 – she was survived by three daughters.¹⁰ The Certificates of Title record that, while she sold off many of the lots within the subdivision between 1918 and 1921, O'Neil retained Lot 8, and leased part of it to others.

Lot 8 was sold to John David Smith, secretary of the South Auckland Sawmillers Association, in 1927 (SA461/126) following O'Neill's death. Smith owned the property until his death in 1945 when the property then passed to his widow, Ella Gertrude Smith, who lived there for almost another three decades before conveying the property to what appear to be her sons in 1972.

John David Smith's obituary, printed in 1927 in the Waikato Times, stated the following:

"Born in London in 1874, Mr Smith came to New Zealand in the sailing ship Westminster. He settled in Wellington and later started a sawmilling business in the Wairarapa district, being manager of the Wairarapa Sawmillers Association and Booth & Co. Ltd., Carterton. In 1916 Mr Smith went to Gisborne where he was actively engaged in a sawmilling concern at Matawai. While in Gisborne he was a prominent member of the Masonic Lodge. In 1924 he came to Hamilton and during the last 10 years he had maintained an interest in the sawmilling

⁹ It is assumed that the reference to 'Mrs L. A. O'Neill' refers actually to Marguerite O'Neill, who was the wife of Lewis O'Neill whose name is written on the survey plan, but is not the designed client.

¹⁰ Waikato Independent, Volume XXVI, Issue 2720, 9 December 1926, Page 4

business, being at one time organiser for the Sawmillers Guild and also Secretary of the Sawmillers Sick Pay Fund."

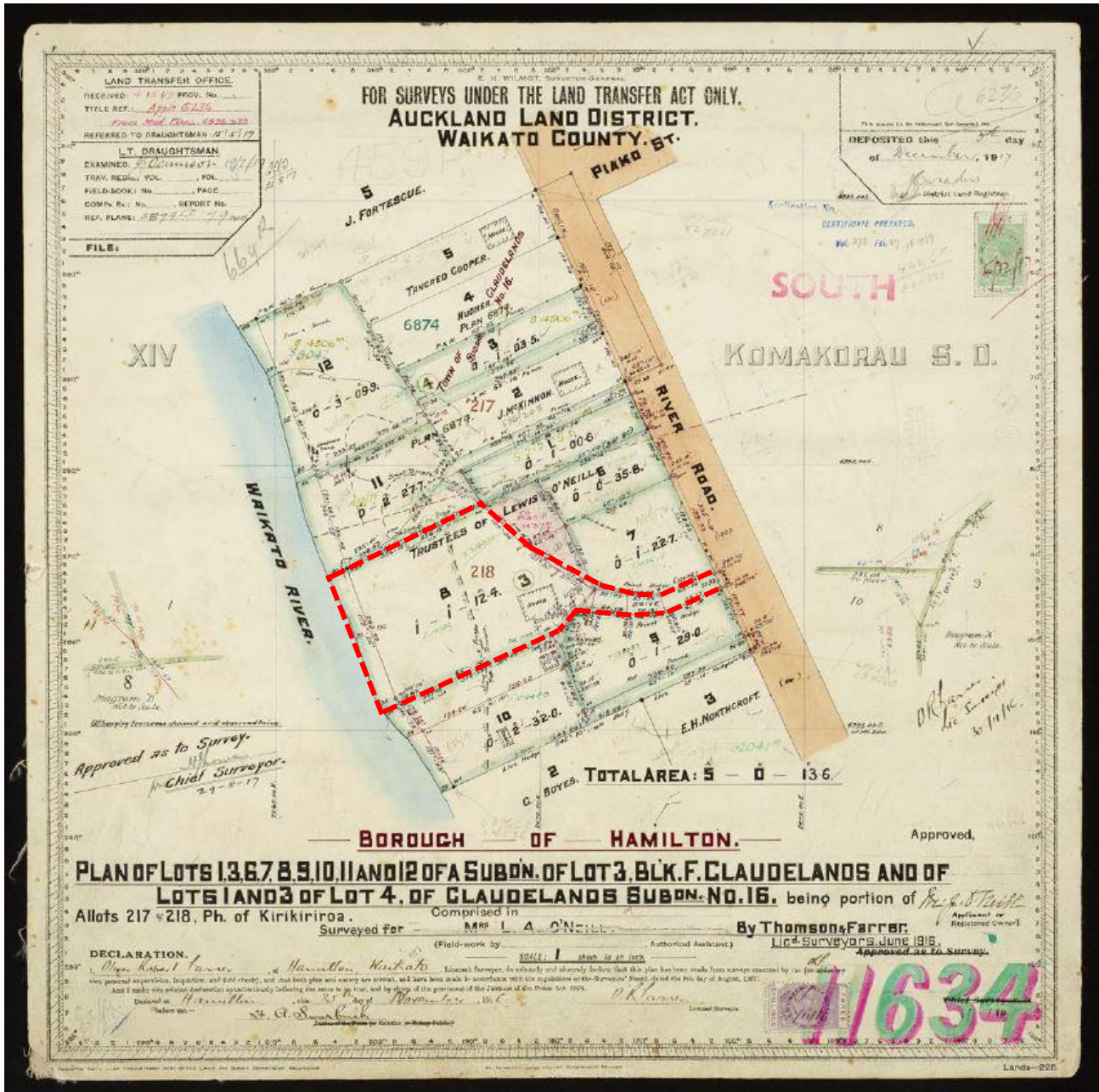


Figure 4: 1916 survey plan showing a subdivision of land on behalf of 'L. A. O'Neill'. Lot 8, 233 River Road, is indicated. Note the existing dwelling on site.

Source: LINZ, DP 11634

Considering the Certificates of Title, survey information, and the existing dwelling (described below), it is likely that the dwelling at 233 River Road was constructed c. 1927 after the property was purchased by Smith. Although a house is shown on the 1916 survey, it does not align with the position of the extant house, so it may therefore be assumed that this house was demolished prior to construction of the extant dwelling.



Figure 5: The east facing elevation of the building and garage structure.

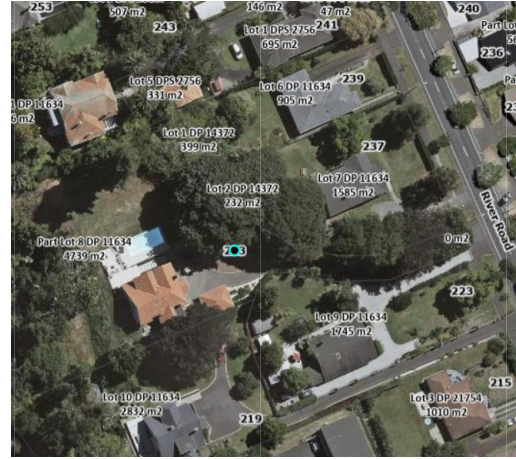


Figure 6: Aerial showing 233 River Road.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of River Road in Claudelands. The building is entirely hidden from view due to the site being located up on a hill on the rear site of the original lot, only accessed by a long driveway and with dense vegetation. The property appears to not have been subdivided since the 1927 sale of land. The surrounding area is entirely residential. The swimming pool on the property is a recent addition.

2.2 Property Details

Legal Description: Part Lot 8 DP 11634

Parcel ID: 4504649

Current CT: SA461/126

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 233 River 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

233 River Road is a two-storey Arts and Crafts styled residence likely built around 1927 when John David Smith purchased the property.

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. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail. Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs clad in terracotta tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), jettying floors and towering chimneys.



Figure 7: 'Typical' examples of Arts and Crafts style dwellings.
Source: Various

The dwelling at 233 River Road has most of these features. It has a steeply pitched gable roof, clad with terracotta tiles and featuring two very large brick chimneys. The ground floor of the building is clad in brick, while the top storey has a textured plaster render to its exterior. Although it does not feature half timbering, as Arts and Crafts dwellings often did, the gentle bellcast, which is typical of the bungalow style, results in the first floor jettying out over the ground floor, a typical Arts and Crafts feature. The simple timber brackets below further emphasise the change in floors, as well as the overhanging gable-ends.

Timber frame windows and joinery are evident throughout, though it appears that some windows may have been replaced with aluminium alternatives at some point in time. A large independent garage/sleepout exists to the east of the main building which is highly likely to be a later addition however it has been designed in a similar style and does not detract from the historic residence itself.

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: 233 River Road is associated with locally known people of the early 20 th century, including John David Smith, a prominent member of the Sawmillers Association.
<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: 233 River Road has moderate significance with regard to local historical patterns. The place is an example of the emerging preference for ornamental architectural styles, as opposed to the simplistic timber framed houses of the late 19 th and early 20 th century in other suburbs which were established earlier.

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: 233 River Road is of high significance as a surviving example of early 20 th century Arts & Crafts styled private residences that were built at the time. Its overall form and individual design elements are highly typical of the Arts and Crafts style, making it an excellent example of its type.

<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 233 River Road are unknown. However, given the style and size of the building, it is likely that an architect was involved.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: 233 River Road is of high significance as a surviving example of an intact Arts and Crafts residence. Although a relatively 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. The large size of the property, which has not been subdivided over time like many of its neighbours, is also rare.</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: 233 River Road is a well-preserved example of Arts and Crafts architecture in Hamilton and is likely to be highly authentic based on visual assessment.</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: High</p>
	<p>Explanation: 233 River Road is located on the western side of River Road on a large site which faces onto the Waikato River and is entirely private. The site has not been subdivided since the 1927 land purchase, giving its setting high value.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 233 River Road has no landmark value as it is not visible from outside the property.</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: 233 River Road has no particular continuity value in terms of the street as it is not visible. More widely, it provides some continuity to the neighbourhood, having stood for more than 90 years.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age,</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 233 River Road has some group value as one of a number of remaining Arts and Crafts residences across Hamilton city.</p>

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.	
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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.	<p>Level of Significance: Low</p> <p>Explanation: 233 River Road has some technological significance for its use of materials and craftsmanship.</p>

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.	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 233 River Road 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>
<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: 233 River Road is not listed as a historic place with HNZPT.</p>

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

3.2 Assessed Significance

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

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

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 233 River Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

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

4.2 Historic Titles, Deeds and Survey References

CT SA273/87 (1917)
CT SA461/126 (1927)
DP 11634 (1916)

Hamilton City Council Heritage Inventory Assessment Form Draft

243 River Road

Claudeland, Hamilton



Figure 1: Residence at 243 River Road, as viewed from across the river.

1. Historical Summary

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

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

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

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

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

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

Hamilton East was one of the first established suburbs in the city, surveyed in 1864 by William Australia Graham. As the suburb flourished, areas to the north of Hamilton East began to become populated and establish themselves as suburbs in their own rights. The area known as Claudelands, just to the north of Hamilton East, was originally occupied by Ngāti Waiere, Ngāti Hanui, and Ngāti Koura, and was known as Miropiko Pā.¹ 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.² 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.³ 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 1928.⁴ A grandstand from Cambridge which was built in 1878 was pulled apart and transported to the new racecourse in 1887, which still stands today.⁵ The land was eventually sold to the South Auckland Racing Club and then to the Waikato A&P Association.⁶ On October 27, 1892, the first A&P show was held at the grounds.⁷ The Claudelands Rail Bridge was built between 1882 and 1884 to provide direct access across the Waikato River to the town centre, and

¹ Miropiko Reserve Management Plan, HCC (2001)

² <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

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

⁴ "Claudelands Bush", Patrick T. Whaley, Bruce D. Clarkson and Mark C. Smale (1997).

⁵ <https://www.stuff.co.nz/waikato-times/business/83268663/hamiltons-claudelands-through-the-years>

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>

a Rail Station was built in the area in 1914.⁸ Claudelands is one of Hamilton's oldest suburbs, with a large number of bay villas and bungalows dating from the late 19th and early 20th centuries.

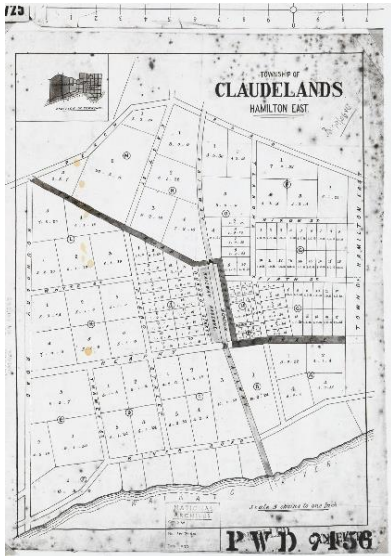


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.
Source: Waikato Library Archives



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

A survey plan dating to 1916 shows a large section of land between the Waikato River and River Road being subdivided on behalf of Mrs. L. A. O'Neill⁹ for sale (DP 11634, Figure 4) which includes the property at 243 River Road, then identified as Lot 11.

The oldest available Certificate of Title for 233 River Road follows this subdivision, and gives Marguerite Josephine O'Neill (Mrs L. A. O'Neill) as the owner (SA273-87). Marguerite O'Neill was an Irishwoman who lived in Hamilton for 50 years before her eventual death in 1926 – she was survived by three daughters.¹⁰

In 1921, O'Neill sold Lots 1 and 11 were sold to Myra Adelaide Dingle, wife of Alfred Newton Dingle, farmer. A mortgage was immediately taken out by Dingle in the same year. A newspaper article dating to 1911 details the wedding of Alfred and Myra (nee Preston), deemed as an event “of considerable interest of Tamahere residents”, suggesting the pair were of important social status.¹¹

The Dingle's owned the property until 1930 when it was conveyed to another party. Unfortunately, the name of this party is illegible on the historic Certificate of Title (SA323/163). The property appears to have been mortgaged to siblings Mary, Ethel, and Hubert Hammond. Hubert Hammond, solicitor, appears prolifically in historic newspaper articles, though almost all mentions are of attendance at social events.

Lots 1 and 11 remained as one property until 1953, when Lot 1 was subdivided to provide for an accessway between Lot 11 and River Road, allowing the remainder of Lot 1 to be sold (DPS 2756).

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

⁹ It is assumed that the reference to 'Mrs L. A. O'Neill' refers actually to Marguerite O'Neill, who was the wife of Lewis O'Neill whose name is written on the survey plan, but is not the designed client.

¹⁰ *Waikato Independent*, Volume XXVI, Issue 2720, 9 December 1926, Page 4

¹¹ *Waikato Argus*, Volume XXX, Issue 4689, 27 April 1911, Page 2

A number of other conveyances are recorded after this subdivision, but none are of historic significance.

Considering the Certificates of Title, survey plans, and the limited visibility of the dwelling itself, it was likely the residence at 243 River Road was constructed between 1921 when the Dingle's purchased Lots 1 and 11 from the O'Neill estate, and 1936 when the Hammond's purchased the property.

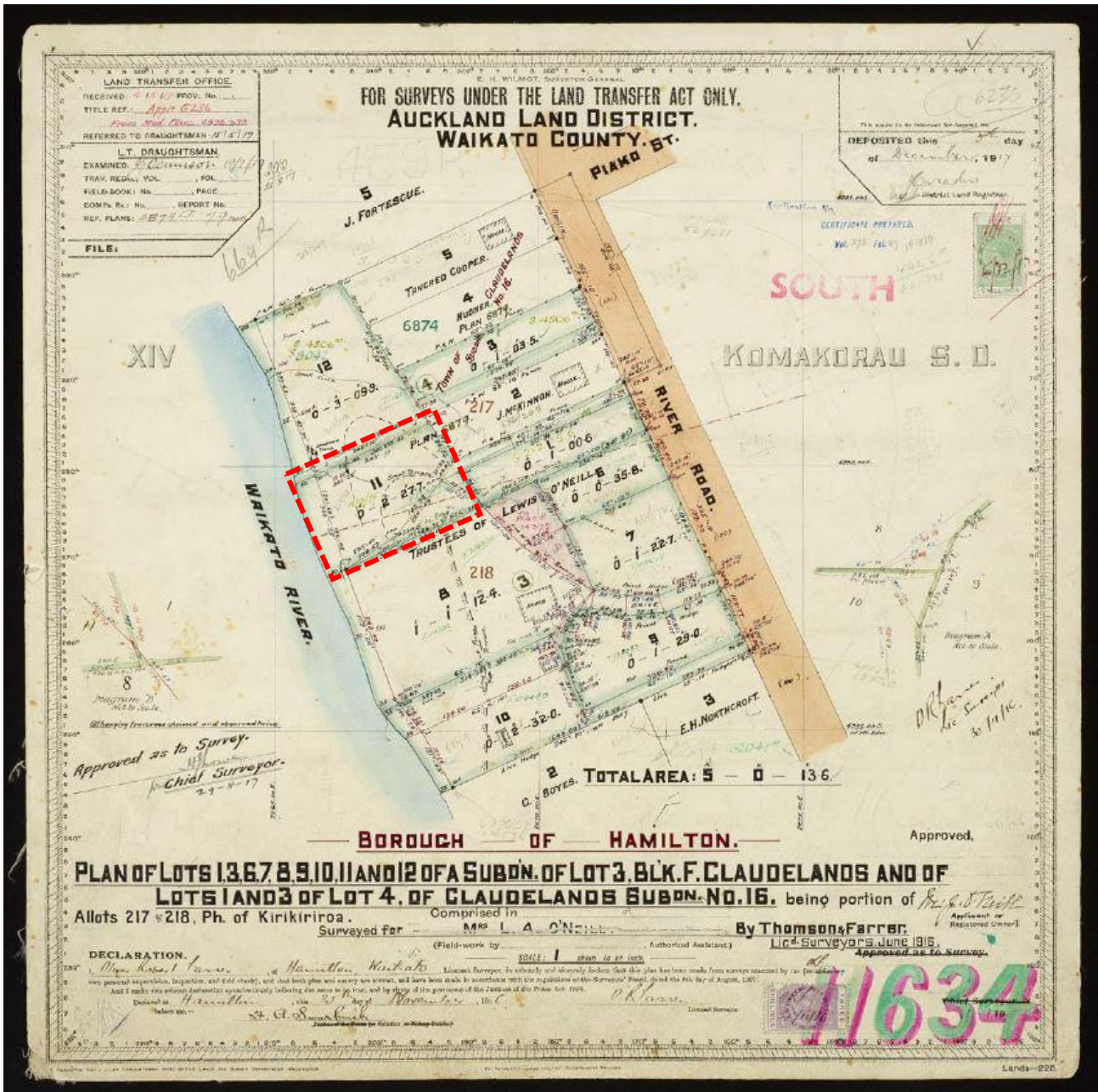


Figure 4: 1916 survey plan showing a subdivision of land on behalf of 'L. A. O'Neill'. Lot 11, 243 River Road, is indicated. Note the existing dwelling on site. Source: LINZ, DP 11634

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of River Road in Claudelands. The building is entirely hidden from view due to the site being located up on a hill on the rear site of the original lot, only accessed by a long driveway and with dense vegetation. The property appears to not have been subdivided since the early 20th century. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Part Lot 11 DP 11634

Parcel ID: 4360673

Current CT: SA51B/176

2.3 Existing Listing/Scheduling Status

The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified at 243 River 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 New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

243 River Road is a two-storey dwelling built on the river's edge, likely constructed between 1921 and 1936. The dwelling appears to have been constructed using a mixture of elements from different architectural styles, most recognisably the Arts and Crafts and bungalow movements.

An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. Buildings constructed in this style were often grand in scale and built for the wealthy. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail. Characteristics of the Arts and Crafts style included steeply pitched roofs often clad in terracotta 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 be jettied over the ground floor. The flexibility of the style allowed for the integration of other stylistic features, as can be seen at 243 River Road.

The building has a hipped roof clad in tiles, with two gables to the northern elevation and a larger projecting section with an independently hipped roof to the southern elevation. The western facing elevation has a truncated roof which recedes back towards the centre of the building instead of forming a regular gable. Two paired timber eaves brackets support this roof edge. Two tall chimneys are also visible, with textured plaster renders to their exteriors. What appear to be later additions are also visible to the western elevation.

The upper storeys of the building appear to be clad in a textured plaster render, while the ground floor appears to be clad in brick. A colonnaded verandah exists to the ground floor of the western elevation with a conservatory also partially visible. Semi-circular feature windows, which are more aligned with the bungalow style than Arts and Crafts, are visible in multiple places, with timber-framed joinery.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: Low
	Explanation: 243 River Road is associated with a number of individuals and families who were locally well known in the early 20 th century.
<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 dwelling has moderate significance with regard to historical patterns in the region. The place was initially part of a large estate which was gradually subdivided and sold off in the early 20 th century, with new owners building residential dwellings on the sites in the favoured architectural styles of the time.

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: As the dwelling at 243 River Road could only be partially viewed, its architectural significance with regard to its style, design, and typology, is not entirely clear. The elements of the building which are visible indicate that it is an Arts and Crafts style dwelling with bungalow influences. The size of the house and unusual combination of architectural elements are distinguishing features.</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 243 River Road are unknown. However, the size and style of the building indicate that an architect was 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: Moderate</p>
	<p>Explanation: As the architectural significance of the dwelling at 243 River Road was unable to be ascertained, so too the rarity of the building can be described as unknown. However, as a large Arts and Crafts style building on a property that has not been subdivided for over 50 years, it is considered to be rare.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The integrity of the dwelling at 243 River Road is unknown, as the building was not able to be accessed. The limited sections of the building which are visible indicate that some historic fabric is still event, but modifications are also visible. Access to the property would allow this to be clarified.</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: 243 River Road is located on the western side of River Road on a large site which faces onto the Waikato River and is entirely private. The site has not been subdivided since the early 20th century.</p>

<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: None</p> <p>Explanation: 243 River Road has no particular landmark value although it can be glimpsed from public viewpoints across the river.</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: 243 River Road makes a contribution to the continuity and established built character of the street by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century. However, this contribution is limited due to the restricted visibility of the property.</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: 243 River Road has low group value as one of a number of remaining large-scale properties located on affluent sites on the river edge 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 technological or engineering history.</p>	<p>Level of Significance: Low</p> <p>Explanation: 243 River Road appears to have low technological significance for its use of materials and construction methodologies, which were standard for the time period, though this analysis is limited to buildings elements visible from across the river.</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 243 River Road 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</p>

	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: 243 River Road is not listed as a historic place with HNZPT.

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

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 development of architectural building practices in the early 20 th century in the Hamilton area.

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Unknown
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 233 River Road be scheduled in Plan Ranking: Category B.¹²

4. Bibliography and References

4.1 General Sources

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

4.2 Historic Titles, Deeds and Survey References

CT SA273/87 (1917)
CT SA461/126 (1927)
DP 11634 (1916)

¹² This is subject to a more detailed site visit that enables the assessors to view all elevations of the building.

Hamilton City Council Heritage Inventory Assessment Form Draft

243 Ulster Street

Whitiora, Hamilton



Figure 1: Cottage at 243 Ulster 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 1290 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, where 243 Ulster Street is located, 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: Survey plan SO 378A-1 showing of the northern section of Hamilton West (undated). Allotment 176 of Hamilton West, encompassing 243 Ulster Street, is identified.
Source: HCC Archives

The oldest record relating to the property at 243 Ulster Street is a Deeds Index (1W-814) which shows a Crown Grant for Allotment 176 being awarded to 'J. Knobb's' in 1867. A number of conveyances were made throughout the latter stages of the 1800's, and by 1903 the property was owned by Howden. The Deeds Index indicates that Howden then subdivided Allotment 176 into three lots, selling "Lot 2" (Figure 3) to Miller in 1907.

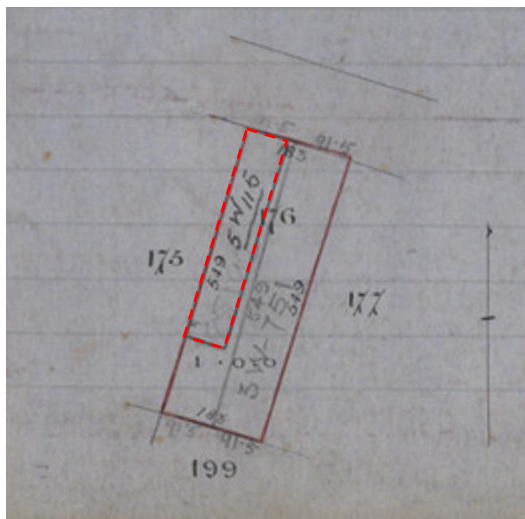


Figure 3: Sketch of lots subdivided from Allotment 176, c.1907. Lot 2, which became 243 Ulster Street, is indicated.
Source: DI 2W-747



Figure 4: Aerial photograph dated 1973, showing 243 Ulster Street.
Source: Retrolens

Miller took out a mortgage in 1908, and then extended the mortgage again a few months later, before selling to Wallace in 1909. Wallace sold it to Collins in 1910, who sold it to Whineray in 1918. The property was continually conveyed throughout 1920s until eventually Bardsley sold the property to Smith in 1930 (5W-115). A Certificate of Title was created under the Land Transfer Act in the same year, naming Lillian Smith, wife of Edward Reddiah Smith, contractor, as the owner (SA542/79).

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

Considering the Certificates of Title, survey plans, and extant building (described below) it is likely that the dwelling at 243 Ulster Street was built on or around 1908 after Miller purchased Lot 2 of Allotment 176 from Howden, and took out two mortgages.

2. Physical Description

2.1 Setting - Site Description

The site is located on the southern side of Ulster Street in the suburb of Whitiora. The surrounding area appears to be a mix of residential and commercial buildings. The building is easily visible from street view, with two full-size palm trees dominating the front of the property.

2.2 Property Details

Legal Description: Part Allot 176 TN OF Hamilton West

Parcel ID: 4299949

Current CT: SA542/79

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 243 Ulster 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 243 Ulster Street is a square villa constructed c.1908.

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.

Unlike the more widely recognised bay villas, square villas retained a symmetrical frontages and square plans, with hipped roofs and full-length front verandahs. Weatherboard cladding and double-hung sash windows featured; and, after the turn of the century, the mass-production made ornamental parts resulted in an increasing volume of decorative embellishment.



Figure 5 – Examples of typical square villas, built between 1880-1910.
Sources: Various

The dwelling at 243 Ulster Street is a symmetrical building with weatherboard cladding, hipped roof that transitions into a double hip at the rear, and bullnose verandah to the street elevation, as is typical of a square villa. Below the eaves is a frieze panel with decorative eaves brackets. The verandah features some modest fretwork brackets either side of the columns, which have moulded capitals. Beyond the verandah, the front door is at the centre of the original building, with matching double double-hung sash windows either side.

On the southeast side of the building, the verandah wraps around the building, and has been infilled to create another room. It is not clear from historic aerial photographs whether the wrap-around verandah was an original feature of the building. Wrap-around verandahs were not uncommon, but they generally lead to a side entrance. While there is a double-hung sash window at the edge of the verandah on this side of the house, the position is incongruous and suggests that it has been relocated, most likely when the verandah was infilled. Enclosure of the verandah appears, based on the window joinery (casements with fanlights) and the cladding (mixture of weatherboards and board-and-batten), to date to the 1920s, although it could be slightly later. It may be that the verandah was extended at this time before it was enclosed.

Two chimneys are evident, but the one at the rear has been lowered. The building is now used as commercial premises.

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>	<i>Level of Significance: None</i>
	<i>Explanation: The place has no known association with individuals or groups of historic significance.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<i>Level of Significance: Moderate</i>
	<i>Explanation: 243 Ulster 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>

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: 243 Ulster Street is of moderate architectural significance as an example of an early 20th century square villa. The dwelling has all of the typical characteristics of the typology, including the symmetrical front elevation, with hipped roof, bullnose verandah, and front door leading to a central corridor flanked by matching windows either side. The symmetry of the composition has been altered by verandah roof which wraps around to the southeast side of the dwelling, and has been infilled c.1920s; however, the overall form of the building is still legible.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The architect and builder of the dwelling are unknown.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: 243 Ulster Street has moderate rarity value as an example of an early 20th century square villa. Although a common typology at the time, well preserved villas are now becoming rare in Hamilton as they are modified or demolished for development.</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 reasonably authentic, retaining the significant exterior features from the period of its construction. The symmetry of the square villa has been altered by the infilled verandah; however, the overall form of the building is still legible. Infilling of verandahs was a common way of achieving more living or bedroom space within historic dwellings, and therefore this alteration is also a functional attribute of its time.</p>

c. Context or Group Qualities	
<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: While the property at 243 Ulster Street has not been subdivided since the early 20th century, the surrounding area has changed considerably since this time and now makes the historic residential setting of the building difficult to interpret.</p>

<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Moderate
	Explanation: 243 Ulster Street has moderate landmark value as a visible historic building with towering palm trees to the property which 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: Moderate
	Explanation: 243 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of early 20 th century architectural design in this part of Hamilton.
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	Level of Significance: Moderate
	Explanation: 243 Ulster Street has moderate group value as one of a number of early villas in the Hamilton area, and one of several villas on Ulster Street which share a common age, style and construction materials. However, it is disassociated from these other villas by larger residential and commercial buildings on adjacent sites.

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: 243 Ulster Street has moderate technological significance for its use of materials and construction techniques which were commonplace at the time.

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.

<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: 243 Ulster Street is not listed as a historic place with HNZPT.</p>
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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 sense of place and shared community identity of the area. It is likely to 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 about architectural design in the area at the time.</p>

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 243 Ulster Street 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-747
DI 5W-115
CT SA542-79 (1931)

Hamilton City Council Heritage Inventory Assessment Form Draft

259 Grey Street

Hamilton East, Hamilton



Figure 1: 259 Grey 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 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

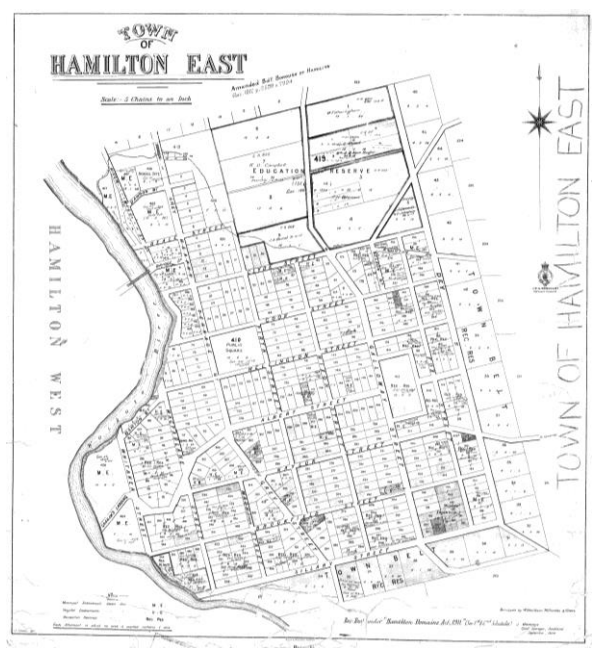


Figure 3: Survey of Hamilton East, with distinctive 'grid' patterns, 1904.
Source: HCC Archives

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

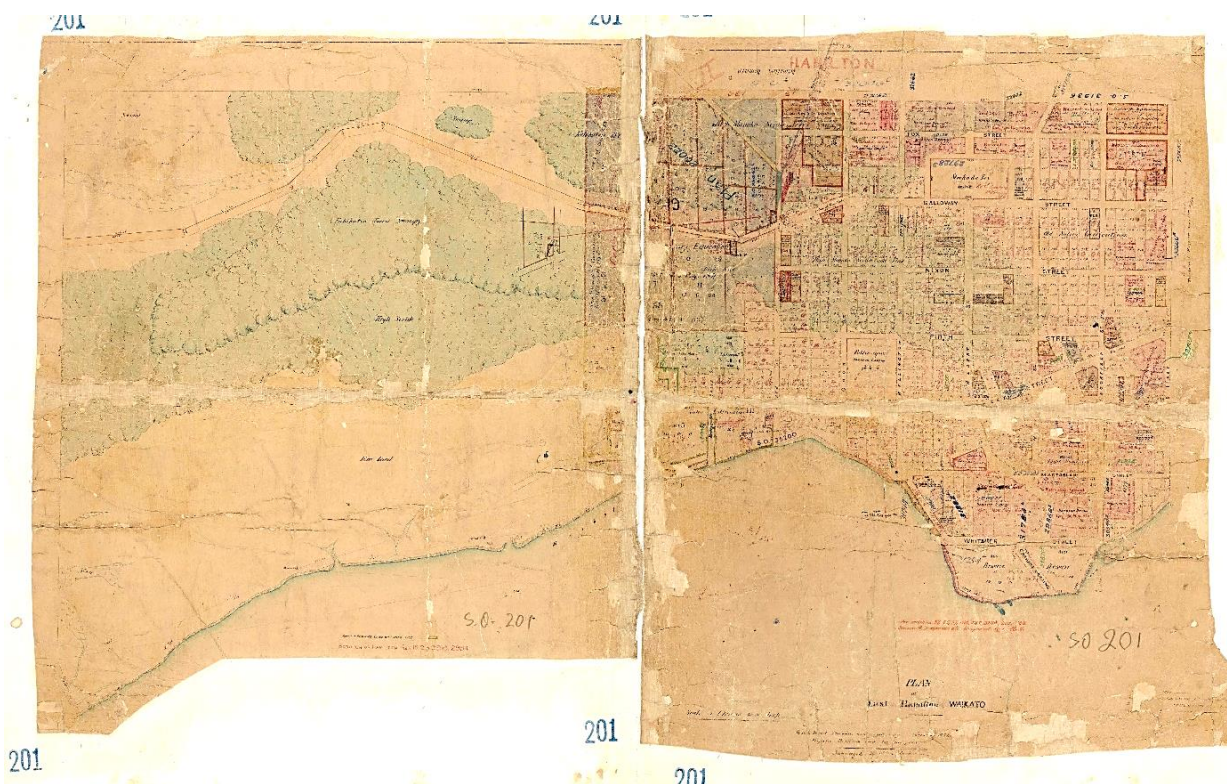


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.
Source: ATL

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 property at 259 Grey Street was originally encompassed within Allotment 109 of Hamilton East, a one-acre block that was granted to 'W. Dixon' according to the 1864 survey map drawn up by William Australia Graham. The original Deeds Index reference for the property (DI 2F.562) states that a crown grant was given to Dixon in 1867, before Dixon conveyed the property to Cumming in 1876. Cumming owned the property for two years, before eventually conveying it to Coleman in 1878. Two years later, Coleman conveyed the property to Cochrane and a new Deeds Index reference was created (DI 1F.816).

Cochrane then conveyed the property to Burt in 1885, who held on to the property until 1903 when he transferred it to Holtby. Only a week later, Holtby conveyed the property to Jack. The diagram attached to the Deeds Index reference indicates that Jack then subdivided the site in 1904 and sold the northern section to Mitchell in the same year, and the southern site – which would come to encompass 259 Grey Street, to Mulcahey in 1906. Following this sale, a new Deeds Index reference was created (DI 1F.643) which shows a series of mortgages were taken out on the property between Jack, Mulcahey, Livingston, Rogersson, and Davys over the following years until the property was given a certificate of title under the Land Transfer Act after 1929. The new certificate of title (SA534/40) dated 1931 states that Michael Mulcahey, farmer, as the owner. Mulcahey expired soon afterwards, and the property was transferred via transmission to Augustine Barnabus Cassidy and Percy Harold Watts in the same year, 1931. In 1936, Cassidy and Watts transferred the property to Mary O'Connor. Further conveyances of the property occurred throughout the mid to late 20th century, but none of these are of historic significance.

It is difficult to estimate the exact construction date of the dwelling at 259 Grey Street; however, comparing the certificate of title and survey information with the extant building (discussed below), the dwelling was likely constructed between after 1885 and prior to 1903 when Burt owned the property.

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Grey Street, formerly Heaphy Terrace, in Hamilton East. The surrounding area is mixed use with mainly commercial buildings, accommodation, and some private residential dwellings. To the north east of the property is Steele Park.

2.2 Property Details

Legal Description: Part Allot 109 TN OF Hamilton East

Parcel ID: 4296356

Current CT: SA534/40

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 259 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 11 Frances Street is a good example of a late 19th to very early 20th century square villa. The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies. These 'early' villas, built between 1880-1900, were known as 'square villas' due to their square plan, with a central corridor and four rooms. They had hipped roofs, symmetrical street-facing facades, with full-length front porches and usually little decoration (though many restored early villas have since had decorations re-installed). Rusticated weatherboards, double-hung sash windows, and a separate porch canopy below the main roofline were common buildings elements for this type of villa.



Figure 5: Examples of 'early' or 'square' villas, built between 1880-1900.

Source: Various

The dwelling at 259 Grey Street is a single storey square villa, likely constructed between 1885 – 1903. Like others of its kind, it is a small, fairly plain single storey structure with a hipped timber framed roof clad in corrugated metal sheets. At eaves level the villa has moulded brackets and decorative raised border. There is a bullnose verandah at the front (east) of the dwelling which returns around to the north side. The verandah features decorative fretwork, and moulded columns with a modern plain timber balustrade. The timber verandah has vertical boarding closing in the space between the deck and ground level. The villa has plain timber weatherboard cladding, and timber window joinery.

A central doorway to the front elevation is flanked by a double hung sash window at either side, which have modern faux shutters. The front door is of raised panelled timber with modern faux shutters. The side elevations are blank with the exception of the north elevation timber side door which has glazing to the upper panels. Decorative fretwork is evident to the wrap-around verandah, and the original brick chimney is extant. The villa has a lean-to extension to the rear (west) of the building which provides amenity for the use of the building as a cafe. The extension has plain timber weatherboards and a triple double hung sash window unit.

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: 259 Grey Street has associations with locally known individuals in the 19 th and early 20 th centuries, though none of these are of relevance to the local area, region, or nation as a whole.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 259 Grey 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 replaced between 1900-1920 with buildings of more durable construction. The dwelling was likely built prior to or at the turn of the 20 th century, and the initial settlement of the Hamilton East area. The property is also an example of domestic architectural development, being one of a group of rare late 19 th and early 20 th century square villas, with good integrity within Hamilton. The property demonstrates the

	social effects of the time through the architectural styles adopted by a private homeowner.
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b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: Due to its design, form, and style, 259 Grey Street is of moderate significance as a distinctive and surviving example of the type of early residential timber square villas that were built in the late 1800's and early 1900's in Hamilton. Its simple form with its hipped roof and bullnose verandah, demonstrates a key period in residential housing provision and construction of the time.
ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: Unknown, (most likely purpose built).
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: 259 Grey Street is of high significance as a surviving example of a mostly intact early square villa in Hamilton, with some modifications and extensions. Although a more common building typology at the time, it is now a rare example of an early residential timber square villa, with many similar structures being demolished for modern development, or highly modified to the point of loss of integrity value.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: High
	Explanation: 259 Grey Street is a well-preserved example of late 19 th and early 20 th century architecture in Hamilton and is still intact in its original form with what can be assumed to be its original decorative elements.

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: Low
	Explanation: 259 Grey Street is located on the western side of Grey Street in Hamilton East. It is visible from the street and therefore has low significance for its setting. The original site of the dwelling has been altered to provide

	<i>hardstanding for its use as a café which has reduced its setting value.</i>
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 259 Grey Street has low significance as a local landmark, although maybe somewhat recognised by the local community as an example of a typical early older villa dwelling.
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: 259 Grey Street makes an important contribution to the continuity and established built character of the street. Occupied for approximately 135 years, it provides evidence of early residential development in 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: Due to its age, appearance, style, integrity and setting 259 Grey Street has some group value as one of a small number of late 19 th to early 20 th century square villas still existing in Hamilton. The house also forms part of a group of houses from a range of periods that collectively contribute to the distinctive history of Hamilton East, Hamilton's earliest suburb.

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: 259 Grey Street has low technological significance for its use of standard materials and construction techniques for the time period.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or	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

events through investigation using archaeological methods.	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.
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>Level of Significance: None</p> <p>Explanation: 259 Grey Street is not listed as a historic place with HNZPT.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: Built in between 1885-1905, this rare square villa makes a contribution to the continuity and sense of place of the local historic area, as an urban site, and domestic dwelling occupied for approximately 135 years. The building is also a focus of local sentiment for the community and is now in use as a café with cliental who will appreciate the connection and history of the place within the local area.</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	<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 possibly physical and or archaeological investigations. The place has some potential to contribute to information about the history and architectural development of the dwellings which developed in the Hamilton area at the time.</p>

place to contribute further information that may provide knowledge of New Zealand history.	
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3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that 259 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 2F.562
DI 1F.816

DI 1F.643
CT SA534/40 (1931)

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

Hamilton Municipal Offices

260 Anglesea Street, Hamilton Central, Hamilton



Figure 1: The Hamilton Municipal Offices, as viewed from Anglesea 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 as early as the late 19th century. Early archival images show that the street, which was originally a conglomeration of one or two storey timber framed structures erected after the 1864 military invasion, soon grew into a well-defined central commercial precinct. As confidence in the area grew, larger structures of more permanent construction began to appear in stone and concrete in the early 20th century. At the same time, suburbs to the south of the central city area – between Hamilton Lake and the Waikato River – became established.



Figure 2: Construction of the Hamilton Municipal Offices, 1959.
Source: HCL, ID: HCL_04516



Figure 3: The newly completed Hamilton Municipal Offices, 1960.
Source: HCL, ID: HCL_03846



Figure 4: Opening Ceremony of the Hamilton Municipal Offices, 1960.

Source: HCL, ID: HCL_04513



Figure 5: Presentation of the Freedom Charter to the 4th Medium and Waikato Regiments outside the Hamilton Municipal Offices, 1960's.

Source: HCL, ID: HCL_04513



Figure 6: Interior of the Hamilton Municipal Offices, 1960.

Source: HCL, ID: HCL_04515

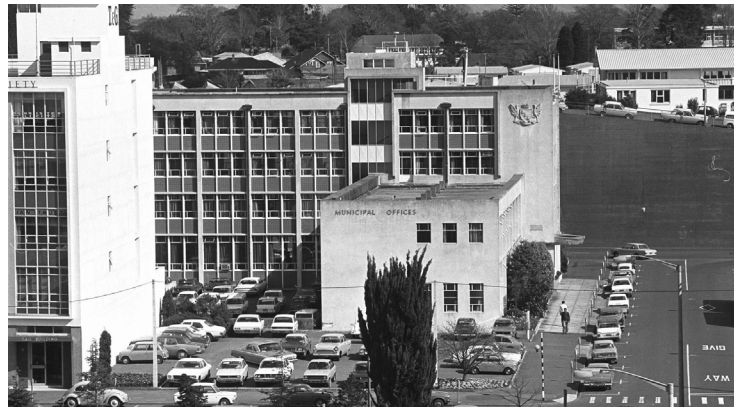


Figure 7: The Hamilton Municipal Offices as seen from Garden Place, 1976.

Source: HCL, ID: HCL_M00136.12



Figure 8: Colour image of the Hamilton Municipal Offices showing striking blue and white colour scheme to the exterior, 1962

Source: Waikato Museum, ID: 2003.23.104



Figure 9: Looking east towards Garden Place with the Hamilton Municipal Offices on the right, 1964

Source: HCL, ID: HCL_03351



Figure 10: The Hamilton Municipal Offices as seen from the top of the Anglesea St Wall, 1968
Source: HCL, ID: HCL_03155



Figure 11: Looking west towards Anglesea Street with the Hamilton Municipal Offices visible, c.1970
Source: HCL, ID: HCL_M00320.7

Little information could be sourced on the commission, and construction of the Hamilton Municipal Offices, but historic image show that construction works were underway by 1959 (Figure 2). The new offices were opened on July 9th, 1960, by Rt. Hon Walter Nash., with Mayor Dr. Denis Rogers also in attendance (Figure 4).¹ The Hamilton Council moved from their existing premises on Alma Street to occupy the new building. Historic images show that that building was used to conduct a ceremony whereby the Freedom Charter was formally awarded to the 4th Medium and Waikato Regiments in the 1960's (Figure 5). The buildings are still used today by the Hamilton City Council, although the northern and eastern side of the site has been redeveloped to include several building including a new tower structure which was built in the 1980's and which now obscures the original entrance of the 1960's building and part of the northeast wing.

Archived drawings of the building indicate that it was designed by the well-known Hamilton architecture practice of Angus, Flood, and Griffiths. The practice included John Griffiths and Douglas H Angus, who was the brother of one of New Zealand's most famous painters, Rita Angus, and engineer Thomas Flood, a Fulbright Scholar.² The firm designed many regional and national NZIA Award-winning buildings which were notable for their strong, simple designs and the innovative use of materials, typically concrete.³

¹ <https://heritage.hamiltonlibraries.co.nz/objects/803/the-opening-of-the-hamilton-city-council-municipal-offices>

² <https://architecturenow.co.nz/articles/another-one-bites-the-dust/>

³ <https://architecturenow.co.nz/articles/another-one-bites-the-dust/>

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

2.4 Description of Building or Structures

The Hamilton Municipal Offices were constructed 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 slab government office buildings, where the load of a building is carried by internal pillars and beams, leaving the walls to be clad in lightweight materials such as glass, which maximised lighting to the interior of the building.

The Hamilton Municipal Offices were one of a number of other similar buildings across the country which were being built in the newly emerging Modernist style.

The main block of the 1960 Municipal Offices building is four storeys in height with a smaller two-storey segment of the building projecting westwards towards Anglesea Street. The main structure of the building consists of reinforced concrete foundation, columns and floor slabs. The main blocks have flat roofs with the smaller block having a low pitched roof.

The building design has clean lines with large areas of glazing, with 'curtain walls'. A curtain wall is generally a metal frame wall, containing in-fills of either glass, metal panels, or thin stone. The framing of the curtain wall is fixed back to the concrete structure of the building and does not carry the floor or roof loads of the building. The use of the curtain wall design is to maximise light in the interior spaces within and emphasise the 'machine for living' ideals of the archetype.

There is a central tower which rises a further storey above the main wings which houses the internal stairwell and elevator shafts and plant room above. The tower has similar plain rectilinear detailing with deep windows and panels at each floor.

The façade glazing is broken up by sections of blue tiles to the bottom half of each window. The curtain wall is framed by a surrounding concrete section, currently painted white in the Modernist style for a 'clean' aesthetic.

The original entrance of the four storey tower incorporated fluted circular concrete columns of a classical design and a large projecting concrete canopy; however these sections of the building are

now enclosed by the 1980s tower addition, however these elements may possibly be retained within the building extension in part.

The smaller two-storey building to the southwest has a similarly plain appearance to the main blocks - the ground floor features glazing and tiles very similar to the main blocks, and the first-floor is constructed from concrete, currently painted white, which has an overhang giving the upper floor a larger footprint than the ground floor, with some small windows inset.

Both the larger main blocks and the smaller building feature the Hamilton City Council crest from 1960 on their exterior walls.



Figure 13: The Hamilton Municipal Offices today.



Figure 14: The Hamilton Municipal Offices today.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: High</p> <p>Explanation: The place has high associative value for its connection and relationship to the Hamilton City Council (then the Hamilton Borough Council) and prominent Hamilton architectural firm Angus, Flood, and Griffiths. The place is of significance to the Hamilton region.</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: The place has moderate significance with regard to historic patterns in the region. The establishment of architecturally designed Council offices to replace 'outdated' premises was a repeating historic pattern as the region of Hamilton developed throughout the 20th century.</p>
b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The building has moderate architectural significance as an example of the Modern Movement buildings being designed in the mid-20th century across New Zealand and for the region of Hamilton.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: High</p> <p>Explanation: The Hamilton Municipal Offices have high significance for their design by well-known Hamilton firm Angus, Flood, and Griffiths, who also designed many regional and national NZIA Award-winning buildings which were notable for their strong, simple designs and the innovative use of materials, typically reinforced concrete.⁴</p>

⁴ <https://architecturenow.co.nz/articles/another-one-bites-the-dust/>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an example of an existing Modern Movement designed office building from the mid-20th century in the region of Hamilton. Many such buildings have since been demolished or altered 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: Low</p>
	<p>Explanation: The remaining buildings have low authenticity as the newer blocks to the north and east of the original 1960s building have had a negative effect on the integrity of the place and its setting.</p>

c. Context or Group Qualities

<p>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The property has low significance as the newer blocks to the north and east of the original 1960s building have had a negative effect on both the integrity of the place and its overall 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 place has low landmark value as the original visual impact of the building facing northwest has been lost whilst the layout and plan of the building has been made illegible by the additional buildings to the north and east. An element of the original facades is still visible however giving some landmark value.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place makes a contribution to the continuity and established built character of the area by highlighting the use of the overall site by the local authority from the mid-20th century onwards. The 1960s building is one important part of the sites historic narrative.</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 buildings used and developed by Hamilton Council during the mid-20th century. As an example of a Modern Movement designed office, the 1960 building is one of a group of buildings remaining in Hamilton from this period.</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.	Level of Significance: Moderate
	Explanation: The place has moderate technological significance for its use of materials and construction methodologies, especially the use of glass and the concept of 'curtain walls', which was an emerging design and construction methodology at the time.

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

f. Cultural Qualities	
<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it,	Level of Significance: Moderate
	Explanation: The place has moderate cultural value for its creation and use as local public building and Council offices, where many people from the Hamilton region would have visited and worked, for more than half a century. The building contributes to the sense of community and identity for the people of Hamilton.

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 of architectural development and building engineering in the Hamilton area during the mid-20 th century.

3.2 Assessed Significance

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

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Moderate
d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	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 remaining elements of the original 1960's Hamilton Municipal Offices at 260 Anglesea Street be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

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

4.2 Historic Titles, Deeds and Survey References

CT 52D/89 (1993)
DPS 64212 (1992)

Hamilton City Council Heritage Inventory Assessment Form Draft

Fairfield Primary School

260 Clarkin Road, Fairfield



Figure 1: One of the historic classrooms of Fairfield Primary School.

1. Historical Summary

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

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

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

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

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

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

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

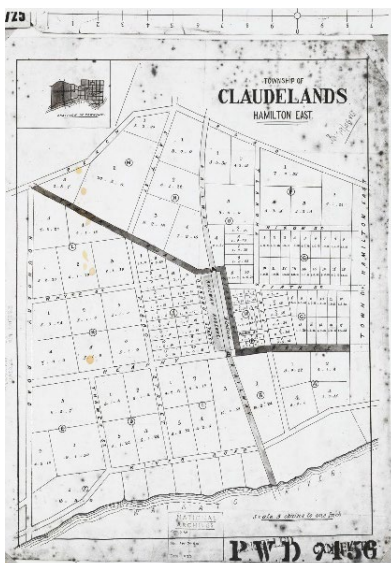


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate.

Source: Waikato Library Archives



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

Source: HCC Archives

Fairfield was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land in the late 1870's.

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

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



Figure 4: Francis Richard Claude, date unknown.

Source: Hamilton Library Archives



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

Source: Waikato Library Archives

The first mention of 'Fairfield School' in historic newspaper archives occurred in May of 1918 where parents of schoolchildren and local landowners were reminded to attend a meeting about a potential new educational facility for Fairfield.² By the end of May, plans for the new school had been submitted to the Board of Education and the necessary grant applied for to purchase the site and for the erection of the buildings.³ The new school would have two classrooms 24ft. x 22.6ft. and a porch.⁴ By November of 1919, the construction had been completed and an advertisement on the Waikato Times indicated that the school would be opened on the 4th November.⁵ However, other sources state that the school was not in fact formally opened until March of 1921 when an official opening ceremony was held and the Minister for Education – C. J. Parr – presided.⁶

A newspaper article described the new classrooms:

"Attention has been paid to proper ventilation and lighting, ensuring that the physical welfare of the children, evidenced in sliding windows, making a very near approach to open-air teaching in the summer months. The conditions conducive to the health and progress of the children are as perfect as possible."

² Waikato Times, Volume 89, Issue 13766, 13 May 1918, Page 4

³ Waikato Times, Volume 89, Issue 13775, 23 May 1918, Page 5

⁴ Waikato Times, Volume 89, Issue 13775, 23 May 1918, Page 5

⁵ Waikato Times, Volume 91, Issue 14204, 31 October 1919, Page 5

⁶ Auckland Library Heritage Images, ID: AWNS-19210324-37-1

Another article read:

*"The Fairfield School is one of the best specimens of an educational institute from a structural point of view that has yet been erected in the Dominion. It's lighting is perfect, being so arranged as to throw the light over the left shoulder of the pupils, the windows all being centre-swivelled and so designed as to give a constant cross-current of air. The walls are, in fact, mostly windows, and the full advantages of training in the open-air are to be had even when the pupils are in the school."*⁷

Open-air teaching facilities, and their benefits, were becoming well-established around New Zealand at this time and were championed by the inaugural Labour government of 1935 who reformed educational facilities across New Zealand according to this ideology.



Figure 6: Fairfield Primary School, 1921.

Source: HCL, ID: HCL_07939

The school was modified over the years to keep with increasing roll-growth, and to ensure the buildings remained fit-for-purpose in modern day times.

⁷ Waikato Times, Volume 94, Issue 14605, 4 March 1921, Page 5

2. Physical Description

2.1 Setting - Site Description

The school is located on the southern side of Clarkin Road in the suburb of Fairfield. The surrounding area is a mixture of residential dwellings, community buildings, and other educational precincts. Large trees shield the Fairfield Primary School buildings from view along its perimeter to Clarkin Road, though glimpses of the building are possible at certain points.



Figure 7: Aerial of Fairfield Primary School. The historic classrooms are indicated.

Source: HCC Aerials

2.2 Property Details

Legal Description: Lot 3 DPS 2417

Parcel ID: 4516534

Current CT: SA1239/77

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 260 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 historic classrooms are single-storey structures with gabled roofs, exposed rafters, and exposed trusses to the gables, clad in corrugated metal. The exterior of the buildings is clad in bevel-back weatherboard, and the original timber-framed joinery is evident throughout. The windows are

large and spread across the elevation of the building, in accordance with the popular 'open-air' design of classrooms at the time. The north west gable has timber panelling installed above the main window (now unused) which may have had school signage attached at some point in the past. The rear gable end to the south west has three high level triple light casement windows. The north elevation windows of the original block has been adapted and extended and modern door joinery has been installed into new openings in the facade in two instances. Access ramps and stairs have been added in recent years.

The sub-floor area has flared vertical boarding forming a skirt. The building has been extended to the east in matching materials following the completion of the original 1921 sections. The extension to the east has an end gable (facing north). This gable had a four light plain glazed unit below the eaves level which has had two end panes blanked off and a modern aluminium three-light unit installed.

There is a later non-original addition to the south elevation (centre) which has large double hung sash windows and a porch/ramp connecting to a modern portable classroom. There is another non-original small 'foyer' addition to the south elevation (east) which has casement and small top light windows.



Figure 8: Large 'open-air' windows of the classrooms to the extension to the first classrooms.



Figure 9: The gabled roof form of the building.



Figure 10: A smaller later foyer room attached to the main building, likely a 'cloak-room'.



Figure 11: The gabled roof form of the original building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value</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>Level of Significance: Moderate</p> <p>Explanation: The place has moderate associative value as it is associated with the Board of Education, and the wider Hamilton community.</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>Level of Significance: High</p> <p>Explanation: The place has high significance in terms of historical patterns. The school was part of a historical pattern of the promotion of 'open-air' schools in the 1920's and 1930's which promoted the wellness of students as being key to their academic success.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: High
	Explanation: The school has high architectural significance for its 'open-air' design typology which was favoured across the country in the 1920's and 1930's. This new era of schools featured long rectangular timber-framed structures with large windows to maximise air and light.
<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: Low
	Explanation: The school was likely designed by a representative of the Public Works Department (PWD), though there is no proof of their involvement.
<i>iii. Rarity:</i> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: The place has high rarity value as a unique early 20 th century 'open-air' schooling centre.
<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 have moderate authenticity – significant modifications have been made in the century since the school was opened to keep it fit for purpose and building code compliant. The original school building has retained the majority of its original features.

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. The school buildings have not been relocated since their construction in the 1920s.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: The place has some landmark value as a well-known educational complex having been established for 100years in this area of Hamilton.

<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 surrounding area and landscape, having been established for 100 years in this local area 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: High</p>
	<p>Explanation: The place has high group value as one of a small number of 1920s open-air classrooms designed during the time in the region and across New Zealand.</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: High</p>
	<p>Explanation: The place has high technological value as it demonstrates innovative methods of construction which were associated with the concept of open-air design which was an emerging educational ideology at the time.</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 was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>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:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate cultural significance for its importance to the Fairfield community. The school has been in existence for more than a century and there is a strong community connection to the institution.</p>

g. Scientific Qualities	
<i>i. Scientific:</i> The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to historical information regarding educational activities, 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:	High
d) Technological Qualities:	High
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 260 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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

287 Peachgrove Road

Five Cross Roads, Hamilton



Figure 1: Villa at 287 Peachgrove 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.

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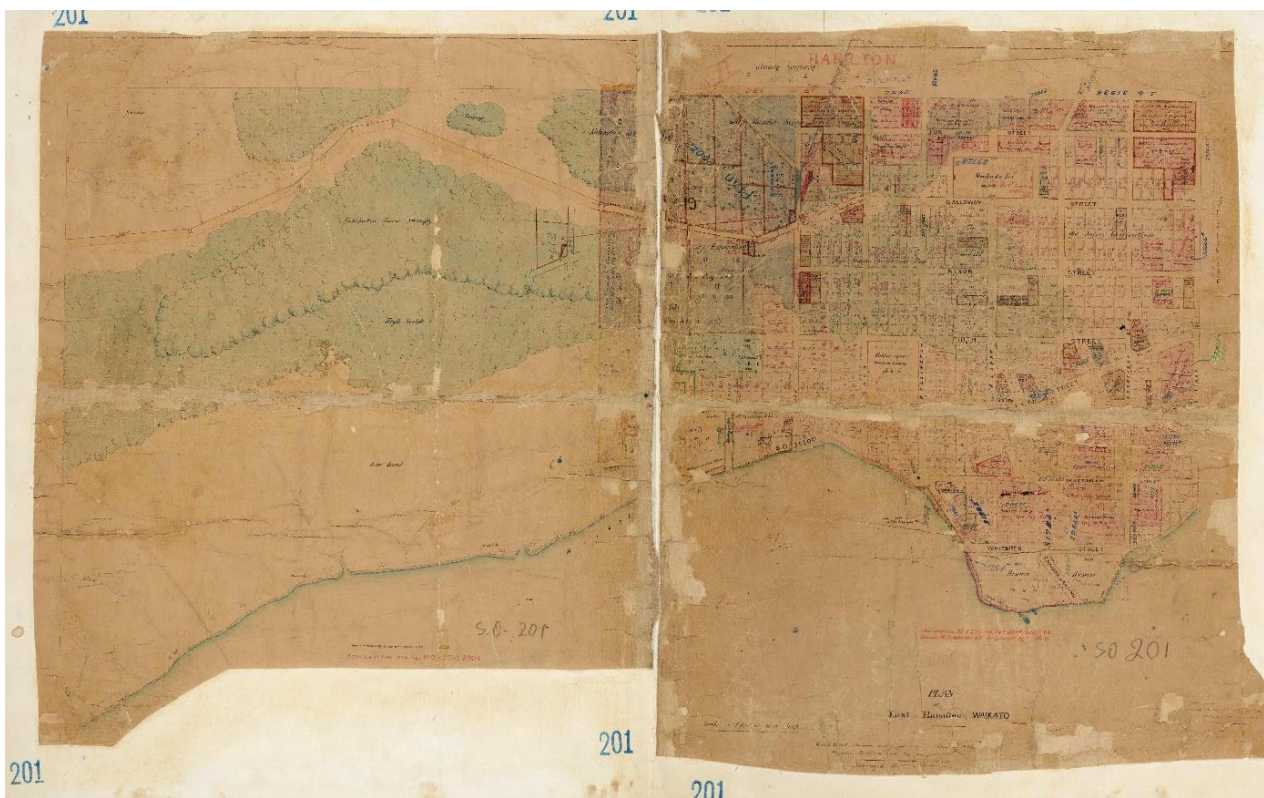


Figure 2: The initial survey of Hamilton East by W.A. Graham, 1864 (SO 201) showing section allotments of one acre allocated to militiamen of the 4th Waikato's Regiment.
Source: ATL

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

Davies purchased 100 acres from Francis Richard Claude (Figure 3) sometime after Claude began to subdivide his section of land in the late 1870's. Little information is available on the development of the suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937 (Figure 4).

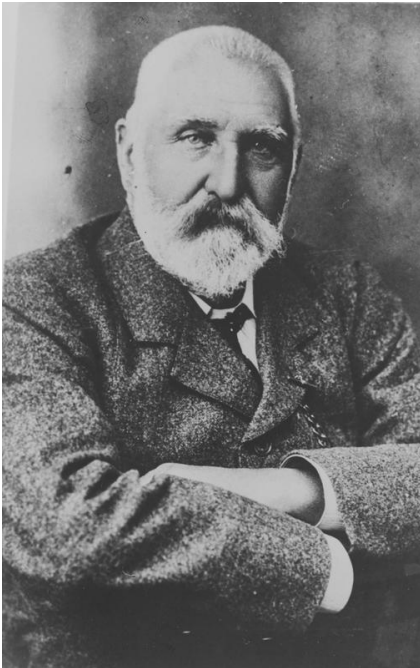


Figure 3: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives



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

According to the 1864 survey map drawn up by William Australia Graham, the property at 287 Peachgrove Road was originally within the Kahikatea swampland to the north of the Hamilton East settlement (Figure 2). After the clearing of the swamp and establishment of land allocations in the 1870's, the property which would come to encompass 287 Peachgrove Road was contained within Allotment 213, which was granted to Francis Richard Claude in 1884. Claude leased 347 acres of land to farmer George Edmonds in 1885, who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included two roads and multiple Allotments (178, 179, Pt. 181, 201 and 211 – 213 and Pt. 214) (Figure 5).

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



Figure 5: Survey plan DP 3014 showing Lot 213, during the subdivision of Claudelands, 1903.
Source: LINZ

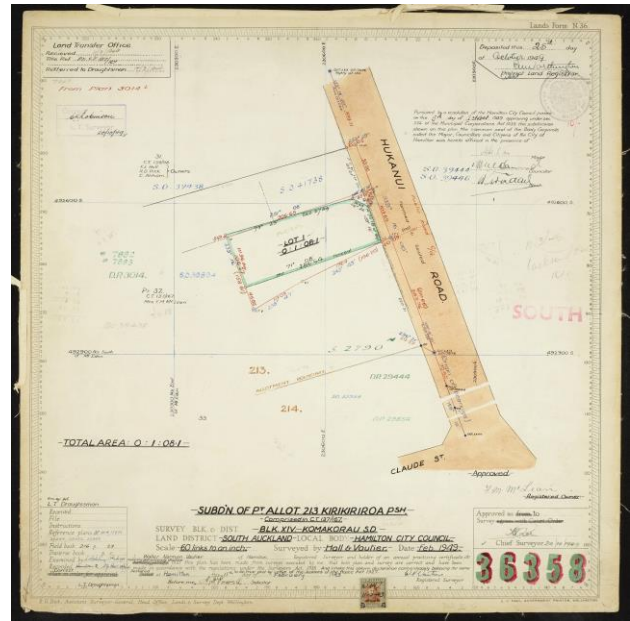


Figure 6: Survey plan DP 36358 showing the subdivision of Lot 3, 1949.
Source: LINZ

In 1903, Sections 178, 179, Pt. 181, and 210 – 213 and Pt. 214 were surveyed for Russell and Campbell, and were subdivided (DP 3014) (Figure 5). Lots were sold in a series of transfers in 1904. During this period, Lots 23-24 & 30-36 were transferred to Augustus Frederick Chamberlain, who mortgaged the land that same year. In 1905, Lot 32, which would come to encompass the property at 287 Peachgrove Road, was transferred to, and mortgaged by, Frederick William Seifert (SA137/167). Mr Seifert was well regarded flax miller from Auckland, who was elected to the Kirikiriroa Board in 1907.² He mortgaged the property multiple times before selling to Albert Thomas Gifford, a prominent Land Agent in Hamilton,³ in June 1911. Within four months, Gifford had sold the property to Alexander Allan. Allan did not take out a mortgage on the property until October 1914, three years later. The property was sold in 1917 to Frederick Clothier; in 1920 to Sydney Tombs; in 1922 to Edwin Griffin; and in 1926 to Ernest Lewis Goodwin, who held the property until 1943 (SA137/167).

Between 1949 and 1951 Lot 32 was subdivided, separating a small lot, renamed Lot 1, from the remainder of the site (Figure 6). An aerial photograph from 1943 (Figure 7) indicates that the boundaries of Lot 1 followed an established fenceline around the house and established gardens at 287 Peachgrove Road, which was then known as Hukanui Road. A number of other conveyances of Lot 1 occurred throughout the mid to late 20th century, though none of these are of historic significance. Lot 1 was subdivided into Lots 1 & 2 in 2016, which is when the current boundaries of 287 Peachgrove Road (Lot 2) were defined.

Comparing the historic Certificate of Title information with the extant building, it is considered likely that the dwelling at 287 Peachgrove Road was constructed for F. W. Seifert following his purchase of Lot 32, and is associated with one or more of the multiple mortgages he took out between 1905 and 1909 before he sold the property in 1911. It is possible, but less likely, that the

² Waikato Argus, 26 April 1907.

³ Waikato Argus, 22 August 1911.

dwelling was constructed in 1914 for Alexander Allan, who had purchased the property three years before acquiring a mortgage.



Figure 7: 2021 aerial showing 287 Peachgrove Road
Source: HCC GIS Maps



Figure 7: 1943 aerial showing 287 Peachgrove Road
Source: Retrolens SN266, 1943

2. Physical Description

2.1 Setting - Site Description

The dwelling faces onto, but is set back from, Peachgrove Road which is one of the five prominent streets in the Five Cross Roads area. The house can clearly be seen from the street, although it is partially obscured by trees and a fence. The surrounding area mostly consists of residential dwellings and commercial businesses at the Five Cross Roads intersection.

2.2 Property Details

Legal Description: Lot 2 DP 499635

Parcel ID: 7731455

Current Certificate of Title ref: 741917

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 287 Peachgrove 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 287 Peachgrove Road 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 287 Peachgrove Road is a rare example of a corner angle bay villa with a hipped gable roof form. There are two fully gabled bays, one facing to the street (northeast) and one facing the side of the section (northwest), connected by a bullnose verandah, which follows the

facets of the bay on the corner. All window bays feature sash windows with ogee sash horns, decorative sill horns and patterned top lights. The dwelling is highly decorated with the bays featuring finials, barge lacework and brackets with teardrops, heavily bracketed boxed eaves, and patterned cladding in the apex of the main roof. The verandah features chamfered double posts with moulded capitals, and geometrically patterned timber fretwork and balustrading that is somewhat simpler than the lacework of the barges. There are two slender collared and corbelled chimneys that have a rendered finish.

Following the subdivision in 2016, the property at 287 Peachgrove Road received a new driveway to the northwestern side of the site, and a new garage in the west corner. Hamilton City Council files show that a small cottage was removed behind the dwelling and an alteration to the western corner and rear elevation was proposed in December 2018. However, GIS aerial imagery shows minor alterations in plan to the overall form of the building. A pool and small outhouse were added in this time period.

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: The place has low associative value for its connection to locally known people in the early 20 th century, including the farmer and land developer Augustus Frederick Chamberlain, Auckland flax mill owner and local politician, Frederick William Seifert; and land agent Albert Thomas Gifford, all of whom owned the

	property. The most significant of these associations is with Seifert for whom it is likely that the house was built.
<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: 287 Peachgrove Road has moderate significance with regard to historical patterns in the region. Although likely built after the turn of the century and the initial settlement of the Hamilton area, it is set in an urban landscape laid out in the 1870's after the swampy land was purchased and developed by Francis Claude. The property is an example of domestic architectural development, being a rare example of early a 20th century corner bay villa with good integrity left in the Hamilton region. The property demonstrates the social and economic trends of the time through its architectural form and level of decoration.</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: 287 Peachgrove Road is of high significance as a surviving example of a large and elaborate corner angle bay villa rarely built in Hamilton in the early 1900's. Its complex ornamentation blends turned timber, lacework, and geometric patterns into one composition; and the faceted corner bay with pyramid roof adds complexity to the building's form. These features distinguish it from its contemporaries.</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: Both the builder and the architect (if there was one) of the dwelling at 287 Peachgrove Road are unknown. It is likely that the house was purpose built for the owner, F. W. Seifert, but was designed by selecting elements from a catalogue, as was typical of villas at the time.</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: 287 Peachgrove Road is of high significance as a surviving example of an intact early 1900's corner angle double bay villa. Although villas were a common building typology at the time, this particular form was not often built, and the widespread demolition of houses of this era in the region mean that it is now very rare.</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: 287 Peachgrove Road is a well-preserved example of an early 20th century villa that has retained the majority of its significant historic features. Later adaptations and alterations (mostly made circa 2018) reflect the changing needs of its occupants and have not fundamentally impacted on the overall architectural composition or intent of the building.</p>
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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 was subdivided in 2016 modifying its original site boundaries and its overall setting. However, the subdivision largely occurred to the rear and side boundaries, leaving the front elevation largely intact. The positioning of the dwelling, set back from the street with a large circular drive which can be seen in the earliest aerial photographs (1943) adds to the prominence of the building, and extends its significance.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p> <p>Explanation: 287 Peachgrove Road has low significance as a local landmark which was likely recognised by the local community during the early decades of the 20th century. Due to the tall fence and mature trees obscuring the view, the house can presently only be seen from certain angles</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: 287 Peachgrove Road makes a contribution to the established built character of the street. It provides evidence of early residential development in this part of Hamilton. It makes a contribution to the character of the street; however, as it is largely obscured from view, that contribution is low.</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: Due to its age, appearance, style, and setting 287 Peachgrove Road 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. It does not possess any group value deriving from proximity to other similar buildings, as the area has been comprehensively developed during the late 20th and early 21st centuries.</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 villa at 287 Peachgrove Road has low technological significance due to its use of standard materials and construction techniques for the time period.</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 287 Peachgrove Road is thought to have been constructed in the early 1900's, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: 287 Peachgrove 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</p>	<p>Level of Significance: Low</p>
	<p>Explanation: Built in the early 1900's, 287 Peachgrove Road contributes to the continuity and sense of place of the area as an urban site occupied for around 120 years. It is likely that it holds some value to the descendants of the people who have used it, but it has no known symbolic or commemorative significance beyond this.</p>

people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	
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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 about the history and architectural development of the corner villa style which developed in the Hamilton area.</p>

3.2 Assessed Significance

Using the levels of significance outlined in 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 287 Peachgrove Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources:

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

4.2 Historic Titles, Deeds and Survey References

CT SA1200/33 (1954)
CT SA1009/67 (1951)
CT SA948/254 (1950)
CT SA137/167 (1906)
CT SA121/298 (1904)
CT SA71/90 (1894)
CT SA34/250 (1884)
DP 499635 (2016)
DP 36358 (1949)
DP 3014 (1903)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Norwich Union Insurance Building

341 Victoria Street, Hamilton Central, Hamilton



Figure 1: The building at 341 Victoria Street, formerly the Norwich Union Insurance Building, 2021.

1. Historical Summary

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

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

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

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

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

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

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub. 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.

The building at 341 Victoria Street is on the corner of Victoria Street and Garden Place. Therefore, the specific history of the site is entwined with the history of Garden Place, which is summarised by Hamilton City Libraries as follows:

Pre-European History

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

Arrival of Europeans

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

houses, it was largely occupied by plants and trees. The Hamilton Beautifying Society was formed and began to tidy up the hill. A rose covered pergola was built and became a popular gathering place for the community.

Removal of Hill

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

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

Creation of Garden Place

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



Figure 2: Garden Place hill prior to removal, 1924.
Source: HCL, ID: HCL_08341



Figure 3: Clearing Garden Place, c. 1939.
Source: HCL, ID: HCL_09303

The property at 341 Victoria Street was subdivided off Allotment 96A, when it became Lot 1. The earliest record for the property is a 1914 Certificate of Title which gives Bertha Jessie Catherine Gruar, wife of William Gruar, as the owner of Lot 1, positioned at the corner of Garden Place and Victoria Street (SA231/92). A 1914 survey plan drawn up for W. Gruar confirms this (DP 9077, Figure 4). This survey also shows that there was already a building on the site.

The mortgages and transfers on the historic Certificate of Title, though illegible in many places, suggest that the Gruars' may have altered existing buildings, or constructed other buildings on

the site in the early 20th century. The buildings were referred to as the 'Guar Buildings'. Signage on the buildings indicate that the structures housed multiple different businesses, including 'The United Insurance Company Ltd.' and 'Hamilton's Fashion House' (Figure 5 and Figure 6).

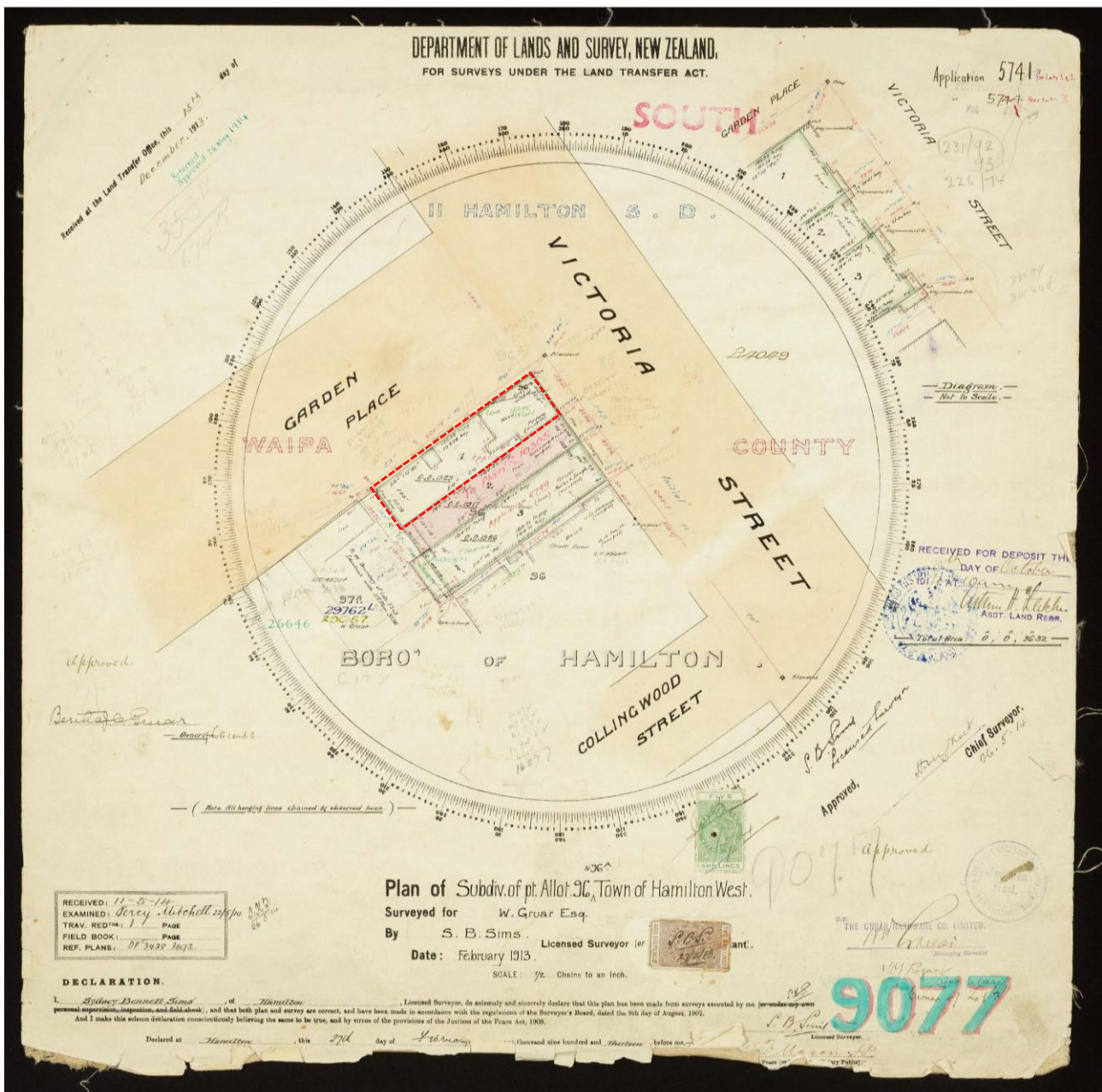


Figure 4: 1914 survey plan drawn up for W. Guar. Lot 1, where the Norwich Union Insurance Company building would eventually be constructed, is indicated.

Source: LINZ, DP: 9077



Figure 5: Looking south down Victoria Street at its intersection with Garden Place. A previous structure is evident on the site of 341 Victoria Street- 'The United Insurance Company Ltd.', 1937.
Source: HCL, ID: HCL_01018



Figure 6: The previous structure on site at the corner of Garden Place and Victoria Street - 'The United Insurance Company Ltd.', 1939.
Source: HCL, ID: HCL_09306



Figure 7: The clearing of Garden Place shown in an aerial, 1939.
Source: ATL, Whites Aviation

The ownership of the site was passed from the Gruars' as individuals to the company they set up, Gruar Buildings Ltd., in 1940, and the current building at 341 Victoria Street was constructed in the same year. The building was two storeys, with retail on the ground floor and commercial offices on the first floor. A substantial verandah ran around the entirety of the street facing facades, and a row of toplights ensured that the retail spaces on the ground floor still had ample natural light.

In 1958 the buildings were formally transferred to the Norwich Union Life Insurance Company Ltd. The Norwich Union Society (or Union Office) for Insurances on Lives and Survivorships was established in 1808 by Thomas Bignold as a mutual life insurer.¹ It was subsequently known as the Norwich Union Fire and Life Office before it incorporated on May 10th, 1893, when it changed its name to the Norwich Union Life Insurance Company.² Oddly, advertisements for Norwich Union in Garden Place were recorded from as early as 1931,³ but this may have referred to an alternative address prior to moving into the new building at the corner of Victoria Street and Garden Place.

In c.1962, a storey was added to the building by the Norwich Union Life Insurance Company. There is no historic consent information available to confirm the exact date, or whether there was an architect involved in the design of this addition; the date can only be confirmed through photographic analysis (compare Figure 10 and Figure 11). These photographs indicate that this addition was done in keeping with the original design, with ribbon windows of the same proportions and configuration. However, it required a significant alteration to the corner of the building, which was arguably its most prominent architectural feature. The vertical Art Deco styled detailing was truncated to allow for a new window to be added on the second floor, and a much simpler parapet was installed above. The new top floor also had a much shorter parapet, with a highly visible railing above.

Sometime between the late 1970s and mid 1980s the windows on the second floor were replaced (compare Figure 12 and Figure 13).

The building is currently being refurbished for use as office and retail space (Figure 14).

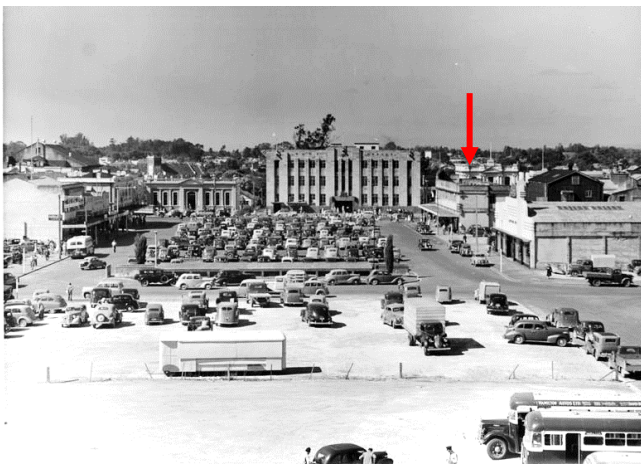


Figure 8: Garden Place, 1940's. The subject building is indicated.

Source: HCL, ID: HCL_1977-74-31

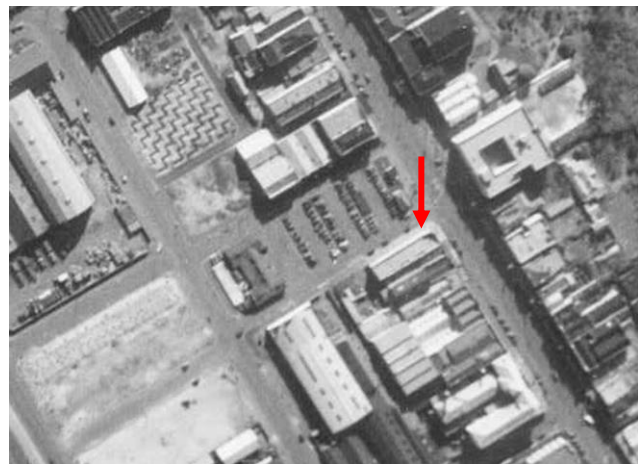


Figure 9: Aerial view of Garden Place, 1943. The subject building is indicated.

Source: Retrolens

¹ <https://natlib.govt.nz/records/22401383>

² <https://natlib.govt.nz/records/22401383>

³ Waikato Times, Volume 110, Issue 18452, 6 October 1931, Page 1



Figure 10: Carparking in Garden Place, 1961. The subject building can be seen at the far left of image.
Source: HCL, ID: HCL_15020



Figure 11: Carparking in Garden Place, 1963. The subject building is indicated.
Source: HCL, ID: HCL_03319



Figure 12: Garden Place, 1970's. The subject building can be seen to the right of image.
Source: HCL, ID: HCL_2002-20-2



Figure 13: Garden Place, 1987. The subject building can be seen to the far left of the image.
Source: HCL, ID: HCL_M00318.12



Figure 14: Render of what 341 Victoria Street will look like once completed.
Source: Bayley's Real Estate

2. Physical Description

2.1 Setting - Site Description

The former Norwich Union Insurance Building is located at the corner of Victoria Street and Garden Place in the city centre. The adjacent Garden Place is an open plaza and is popular with the public, while Victoria Street is Hamilton's main shopping centre, placing the site in a very popular and well-trafficked area. The building is built up to the road edge and is therefore easily visible with elevations to both Victoria Street and Garden Place. The surrounding area is entirely commercial in nature. The site has not been subdivided since 1914. The perimeter of Garden Place has been a particular favourite area for insurance companies since the mid-20th century.

2.2 Property Details

Legal Description: Lot 1 DP 9077

Parcel ID: 4255692

Current Certificate of Title ref: SA66D/984-990, and SA67D/620

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

2.4 Description of Building or Structures

The building at 341 Victoria Street was constructed in 1940, in the Art Moderne style which combines features of Art Deco and Moderne. The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great '*Exposition Internationale des Arts Decoratifs et Industriels Modernes*' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WWII. The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance, and more of an emphasis on horizontality. The style also became popular for use in commercial buildings as well as residential dwellings.

The building at 341 Victoria Street was originally two storeys, providing ground floor retail and first floor commercial offices. The design was strongly horizontal, with a deep canopy, ribbon windows, and a straight eyebrow cornice. The corner of the building was its most significant feature, with Art Deco style banding changing from horizontal into vertical and emphasising the extended height of the corner parapet. Some horizontal banding was also added at the west end of the building.

The addition of a storey in c.1963 changed the proportions of the design. While the strong horizontality of the first floor was almost exactly replicated on the second, the changes made to the corner resulted in the loss of some of the original detailing and changed the building's relative proportions.

The original multi-pane windows remain on the first floor, but the second floor windows have since been replaced. The ground floor retail tenancies have also been highly modified, as is to be expected of a commercial building in the CBD.

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: The place has moderate associative value for its connection to the Norwich Union Life Insurance Company, a well-known business in the during the mid to late 20 th century.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes,</i>	Level of Significance: Moderate
	Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided in the early 20 th century and established as a commercial premises, before eventually being upgraded and replaced with a modern building in 1940, designed in

social or economic trends and activities.	the popular architectural style of the time. It was expanded significantly in c.1962 which indicates a generally upwards economic trend and increase in the requirement for commercial office accommodation in the Hamilton CBD.
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b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: Moderate</p> <p>Explanation: The building has moderate architectural significance as a modified example of a 1940s commercial building designed in the Art Moderne style. The original design has been impacted by the addition of a storey in c.1962 which, while executed sensitively, changed the building's proportions and involved removal of some of the period ornamentation.</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>Level of Significance: Unknown</p> <p>Explanation: Neither the architect nor the builder of the structure are known. Given the size and style of the building, it is likely that an architect was involved. It is also likely that an architect was involved in designing the second storey addition, though there is no documentary evidence to confirm this.</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>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as a commercial building designed in the Art Moderne style in 1940. Other buildings of a similar era can be found in the Hamilton CBD.</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: Low</p> <p>Explanation: The addition of a storey in c.1962 required the removal of some of the significant features from the original 1940 building, and therefore impacted on its integrity. However, as a reasonably well executed addition that has now been part of the building for 60 years, the second floor now contributes to the building's heritage values. Notwithstanding this, the second floor has also had features removed, such as the windows, which have been replaced with modern joinery. As the place was under refurbishment at the time of the site visit, its authenticity it was difficult to confirm what other significant features remained intact.</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>	Level of Significance: High
	Explanation: The property has high significance for its setting, located at a prominent corner site in the city centre which has not been subdivided since 1914. The buildings around Garden Place all benefit from the large, predominantly pedestrian space that the street provides, enabling greater appreciation of the streetscape and extending the significance of the buildings therein.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: High
	Explanation: The place has high landmark value as a highly visible and relatively well-known building at a prominent intersection in the central city.
<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 the street by providing evidence of material use and architectural design on commercial buildings in this part of Hamilton during the mid-to-late-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: The place has moderate group value as one of a number of mid-20 th century commercial buildings designed in the Art Deco and/or Moderne style, and as one of a number of architecturally designed mid-20 th century insurance buildings surrounding Garden Place.

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 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: As the site was cleared in the 1930's, any potential archaeological sites were likely destroyed. There are no formally recorded archaeological sites on the property according to the ArchSite database.
<i>ii. HNZPT:</i> The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	Level of Significance: None
	Explanation: The place is not listed with HNZPT.

f. Cultural Qualities	
<i>i. Cultural:</i> The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.	Level of Significance: Moderate
	Explanation: The place has moderate cultural value for its use as a well-known headquarters for a large business which was likely recognised by the local community.

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	Level of Significance: Moderate
	Explanation: The place has some potential to contribute to information about the history of architectural

<i>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>development in the Hamilton area during the mid-20th century.</i>
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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:	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 341 Victoria 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 SA231/92 (1914)

DP 9077 (1914)

Hamilton City Council Heritage Inventory Assessment Form Draft

Egan's Chambers (1923)

Hamilton East, Hamilton



Figure 1: Commercial building known as Egan's Chambers at 379 Grey 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 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 (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 survey plan for the northwest corner of the intersection of Grey Street and Cook Street, dated 1877, shows a cluster of properties recently subdivided, including what would eventually become 379 Grey Street (Figure 4). The oldest certificate of title for the property dates to 1889 and is a Crown Grant awarded to David Gardiner (SA28/223). Gardiner owned Lots 401-404 shown on DP 41, and transferred all four lots to William Lindsay in 1903 and a new certificate of title was created (SA112/142).

The 1907 certificate of title and recorded conveyances is largely illegible, but we can deduce from the subsequent certificate of title that Lindsay conveyed a section of the original land to Bartley Egan in 1923 (SA379/56). Egan then quickly commissioned the design and construction of Egan's Chambers, the building which currently occupies the site, which was finished before the end of 1923 (Figure 5).

Little information could be found in historic archives about who Bartley Egan was, though he was mentioned often as one of many names in various sporting lists and committee memos which were regularly published. An obituary for 'B Egan' was published in 1929, which we can assume was Bartley Egan as the property at 379 Grey Street was conveyed via transmission to Bartley's widow in 1934. A number of other conveyances are recorded throughout the remainder of the 20th century, but none are of historic significance.

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>

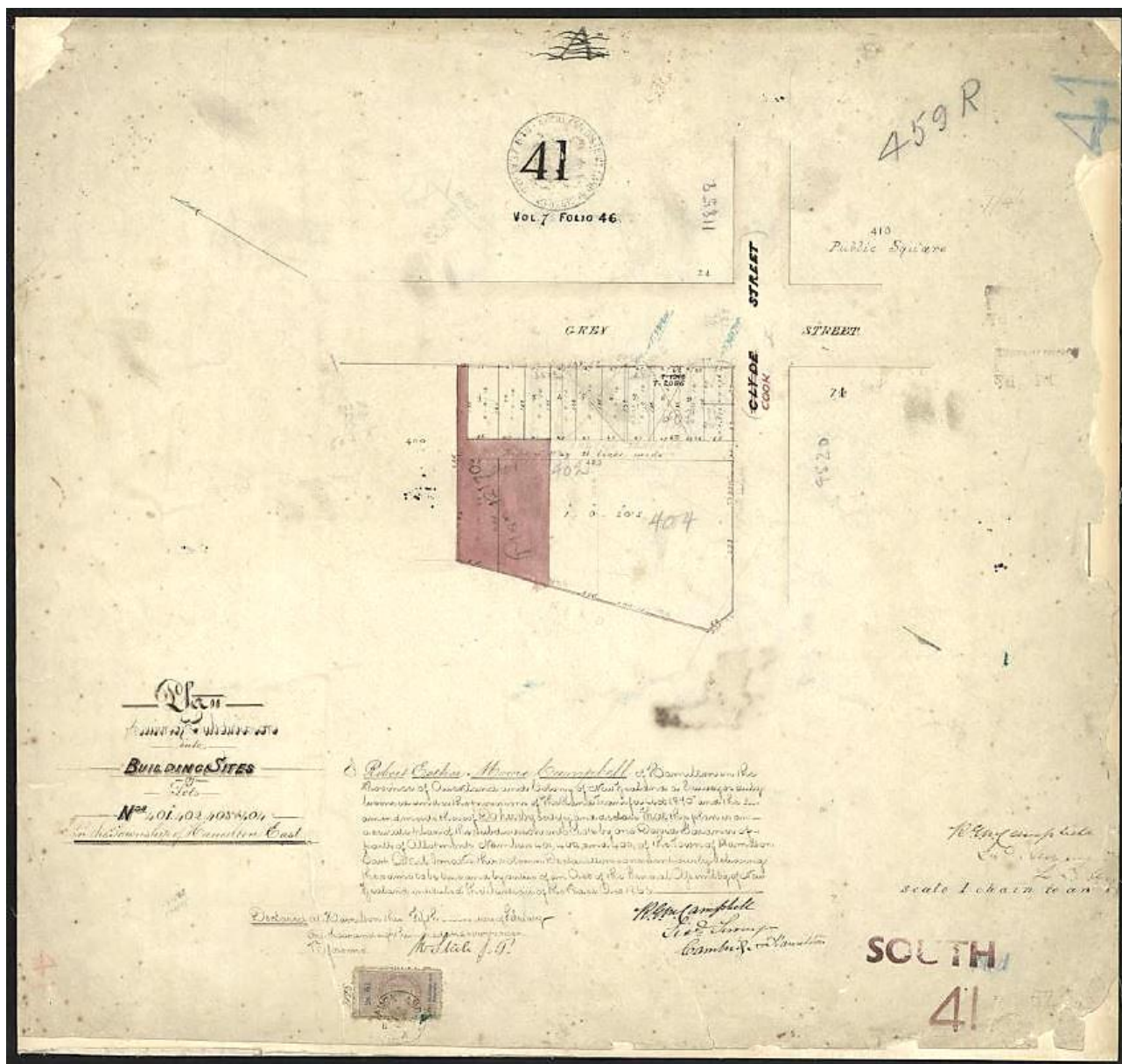


Figure 4: Survey plan dating to 1887 showing 379 Grey Street.
Source: LINZ, DP 41

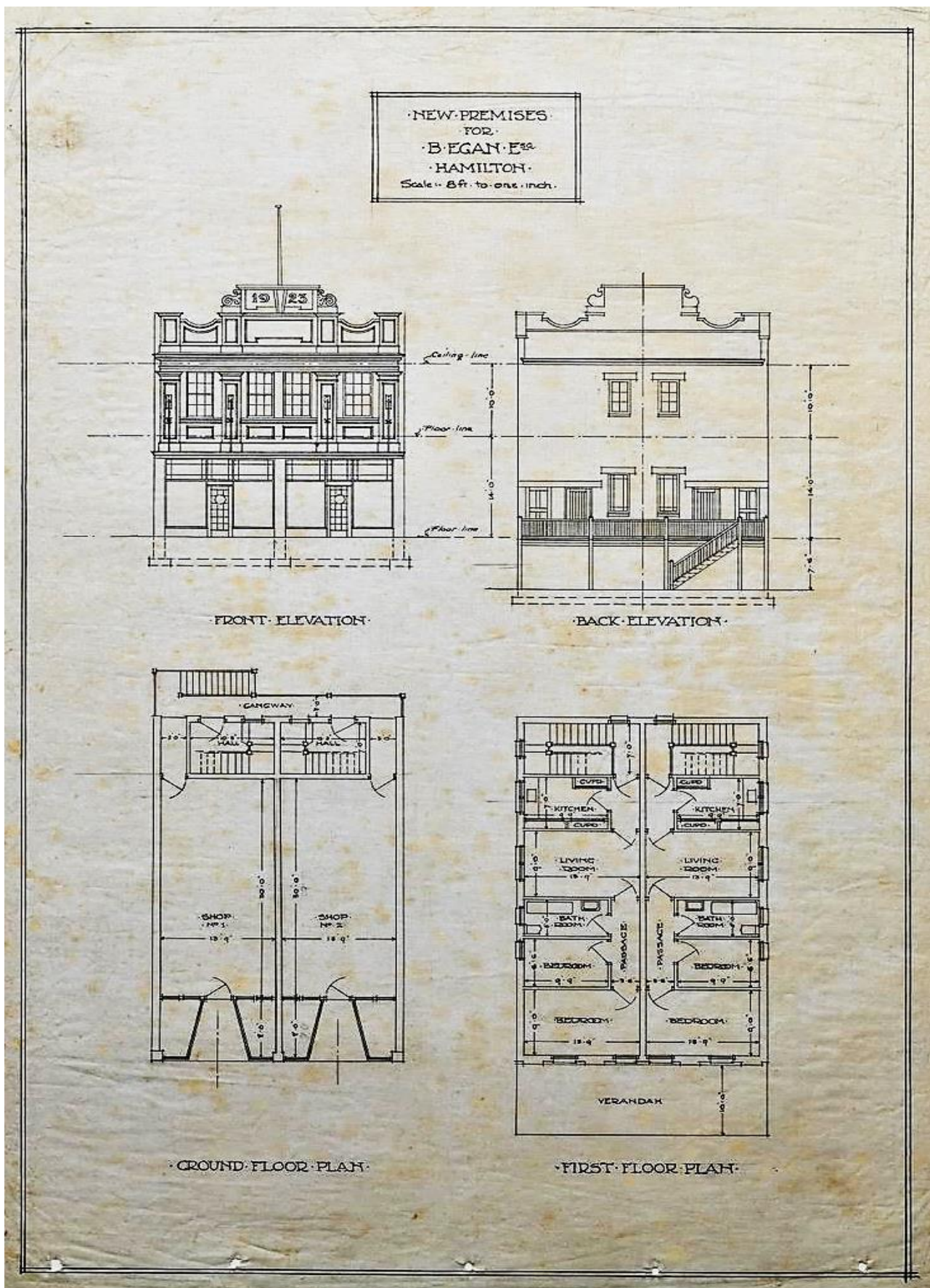


Figure 5 Drawings for Egan's Chambers at 379 Grey Street.
Source: Frederick Charles Daniell Waikato Museum Archives



Figure 6: Aerial showing 379 Grey Street.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Grey Street in Hamilton East. The building is easily visible as it is built to the street edge and there are no fences or vegetation to obscure the building. The neighbouring property to the north is separated by a narrow alleyway and to the south there is a small service lane. The surrounding area is entirely commercial.

2.2 Property Details

Legal Description: Part Lot 1 DP 16839

Parcel ID: 4470463

Current CT: SA42A/89

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 379 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 building at 379 Grey Street is an increasingly rare example of an early 20th century masonry envelope commercial building within Hamilton. The design of the building can roughly be described as classical, or free classical.

The building has two occupied storeys at ground and first floor, and has a symmetrical front façade divided into three bays by four large pilasters. The pilasters form a larger central bay and two smaller flanking bays. The front façade is constructed of masonry with stucco finish.

Above the first floor is an attic storey formed by a raised and moulded parapet, giving the impression of a much grander building. The four pilasters are reduced at this level forming die blocks with raised stucco panels. Between the die blocks are inset raised brick panels.

The central bay of the parapet has a raised pediment flanked with moulded inverted console and a central keystone detail with Art Deco styling. The name and year of construction of the building is embossed in stucco at this central pediment.

The building tapers from front to back at each side reducing from the height of the parapet down to the height of the flat roof of the first floor. The side elevations are clad in exposed (painted) brick. The southern elevation has timber casement windows with concrete lintols inset at the first floor.

At first floor the front central bay has two timber framed double casement windows, while the side bays have a single double casement window each. Below the windows are spandrel panels with raised stucco panel details. The pilasters at this level have raised stucco panels. The first floor terminates with a shallow cornice below the attic storey.

The ground floor of the building retains its original stucco pilasters (three) from ground to first floor although these are partially obscured by paint and in the shadow of a verandah (likely original but covered over with modern signage). An additional pilaster and spandrel panel has been added at ground floor to the south to create separation for the current restaurant concession and building access. The verandah has four wrought iron tie bars attached back to the main façade pilasters providing support. Ground floor timber door joinery is modern.

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: 379 Grey Street is known to be associated with Bartley Egan who paid for the construction of the commercial building which is of some local value. Though we know who commissioned the design of the building, there is no evidence that Egan was a particularly notable person in the local or regional community.</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: 379 Grey Street has moderate significance with regard to local historical patterns. The place is an example of the preference for classically designed commercial buildings in the late 19th and early 20th centuries in Hamilton. The building is an example of an early 20th century mixed use development providing accommodation at first floor and ground floor concessions space in response to the growing commercial demand in the Hamilton region at the time of construction.</p>

b. Physical / Aesthetic / Architectural Qualities	
<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>Level of Significance: High</p>
	<p>Explanation: 379 Grey Street is of high significance as a surviving example of early 20th century mixed use commercial building in the Hamilton region. The building is representative of the period of commercial development in the 1920s-30s. Its overall form and individual design elements are typical of the free classical style, making it a good example of the archetype. The use of the attic storey to provide a perception of grandeur is typical of the aspirant and speculative nature of the 1920s development of Hamilton.</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: 379 Grey Street is known to be associated with Bartley Egan who paid for the construction of the commercial building which is of some local value. The designer and builder 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: 379 Grey Street is of moderate significance as a surviving example of an intact early 20th century mixed use commercial building designed in the free classical style. Although a relatively 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: 379 Grey Street is a well-preserved example of early 20th century mixed use commercial architecture in Hamilton and is likely to be somewhat authentic based on visual assessment. The ground floor concessions windows and doors have been altered to allow building access and a restaurant, whilst the original pilasters appear to be intact.</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: 379 Grey Street is located on the western side of Grey Street, and the site appears to have not been subdivided since the 1923 land purchase. The building is in a commercial setting which has been established for over 100 years which adds some setting value.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 379 Grey Street has moderate landmark value as a highly visible historic structure on a street of more modern and smaller commercial buildings.</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: 379 Grey Street has moderate continuity value as a contributor to the character of the street. The building is one of very few remaining historic buildings from 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 factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which,</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 379 Grey Street has moderate group value as one of a fairly small number of remaining 1920's mixed use commercial buildings across Hamilton.</p>

when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	
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d. Technological Qualities	
i. 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>Level of Significance: Low</p> <p>Explanation: 379 Grey Street has some technological significance for its use of brick and stucco render and craftsmanship. The materials used were not common throughout Hamilton. The construction technique of forming raised parapets creating a grand façade impression was also not common throughout Hamilton in the 1920s.</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.	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 379 Grey 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. Pending further investigation or research, the exact significance of the place is currently unknown.</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>Level of Significance: None</p> <p>Explanation: 379 Grey Street is not listed as a historic place with HNZPT.</p>

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	<p>Level of Significance: Low</p> <p>Explanation: Built in the early 20th century, the building makes a contribution to the continuity and sense of place of the area. The building is an example of cultural and</p>

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.	historical continuity providing mixed use development in the early 1920s within Hamilton.
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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 about mixed use commercial building development and architectural design in the 1920s within Hamilton.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 379 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
Te Ara Encyclopedia of New Zealand
'The Dead Tell Tales', Waikato Times (2013)

4.2 Historic Titles, Deeds and Survey References

CT SA28/223 (1889)
CT SA112/142 (1903)
CT SA379/56 (1923)
DP 41 (1877)

Hamilton City Council Heritage Inventory Assessment Form Draft

409 Ulster Street

Beerescourt, Hamilton



Figure 1: Dwelling at 409 Ulster 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 1290 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. The property at 409 Ulster Street is indicated.
Source: HCC Archives

The oldest Certificate of Title relating to the property at 409 Ulster Street is dated to 1913 and gives Robert Gurnell, farmer, as the owner of a large section of land comprising Part Allotment 36 and Part Allotment 37 in the northern suburbs of Maeroa and Beerescourt to the west of the Waikato River (SA206/109). The property at 409 Ulster Street was then on the northern corner of Part Allotment 37.

Gurnell sold most of this section to the New Zealand Home Builders Ltd. in 1917 (SA268/267). Historic newspaper articles show that the NZ Home Builders Ltd. was established in 1914 and was an Auckland company with £250,000 of capital with the aim of purchasing and dealing in land and houses.⁴ A report in the *King Country Chronicle*, 4 July 1914, explained that the main objective of the company was to facilitate members to build a house that would become their own within ten years “on easy terms”.⁵

By 1915, the company had become a nationwide success, with the company establishing subdivisions in 24 towns in the North Island.⁶ Between 1917 and 1921, the New Zealand Home Builders Ltd. subdivided the land they had purchased from Gurnell (DP 13131, Figure 3), and began to sell the properties (SA321/207, and SA332/127). Eventually, Lot 120 of this subdivision, at the corner of Ulster Street and Maeroa Road was sold to Vincent Bayly, timber company employee, in 1933 (SA649/88).

⁴ *Waikato Independent*, Volume XVIII, Issue 1457, 9 June 1914, Page 4

⁵ *King Country Chronicle*, Volume VIII, Issue 683, 4 July 1914, Page 5

⁶ *Waipa Post*, Volume X, Issue 455, 8 October 1915, Page 2

A number of other conveyances are recorded in the 20th century, but none are of historic significance. The property was subdivided in 1961 to its current size.

Considering the available certificates of title, survey plans, and the extant building itself, it is likely that the dwelling at 409 Ulster Street was constructed for Bayly following his purchase in 1933.

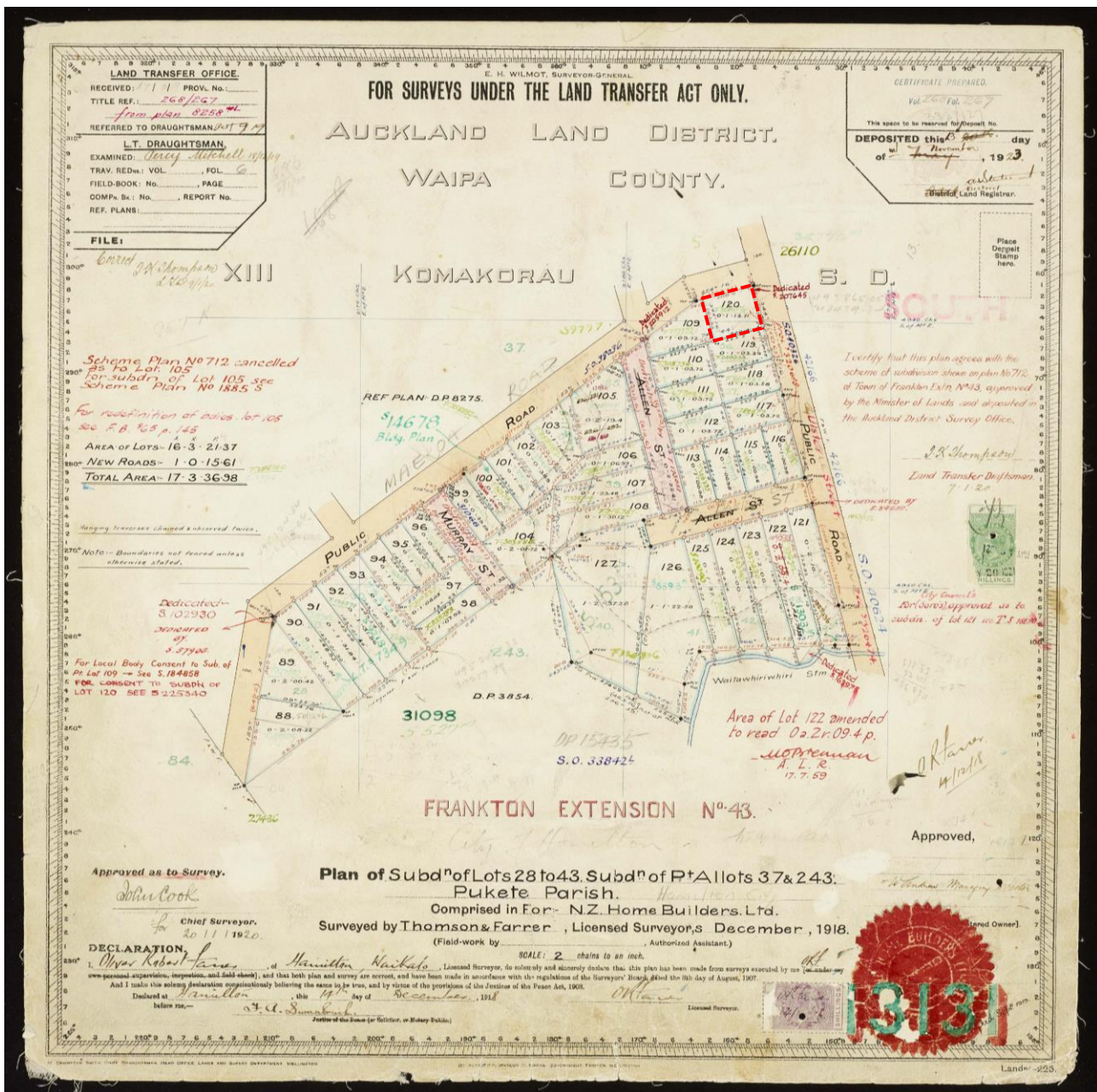


Figure 3: 1918 survey map showing the subdivision for NZ Home Builders Ltd. Lot 120, which would eventually become 409 Ulster Street, is indicated.
Source: LINZ, DP 13131



Figure 4: 409 Ulster Road, with large dormer additions to the roof.



Figure 5: Aerial of 409 Ulster Street at the corner of Ulster Street and Maeroa Road.

Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The site is located at the corner of Ulster Street and Maeroa Road in the suburb of Beerescourt. The surrounding area appears to consist of entirely residential dwellings. Despite its prominent corner site, much of the building is obscured by dense vegetation – though the Ulster Street elevation is mostly visible. There is a garage in the southwest corner of the property that appears to be contemporary with the dwelling.

2.2 Property Details

Legal Description: Part Lot 120 DP 13131

Parcel ID: 7561789

Current CT: SA7D/141

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 409 Ulster 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

409 Ulster Street is an unusual example of a two storey dwelling in a combination of the Arts and Crafts and bungalow styles.

An increasing number of New Zealand architects became interested in the Arts and Crafts movement (also occasionally referred to as the 'Edwardian style'), led by English social reformer William Morris in the second half of the 19th century. 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 steeply pitched roofs, the use of mixed claddings to distinguish between floors, feature windows, and towering chimneys.

The bungalow first appeared in Aotearoa 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, with timber frame joinery, and brick chimneys. Bow and box bay windows are a prominent feature, with windows typically being a combination of casement and leadlight sashes. Leadlighting or the use of coloured glass were common. The eaves often featured exposed rafters, and gable-ends had feature panelling, sometimes with studded brackets below a bell-cast.

Because the Arts and Crafts style was flexible and was popular at the same time as the bungalow, it is not uncommon to find features of both styles integrated together (refer Figure 6).



Figure 6: Examples of Arts and Crafts combined with the bungalow style.
Sources: Various

The dwelling at 409 Ulster Street combines many of the typical Arts and Crafts and bungalow features. The steep roof of the Arts and Crafts style is evident, along with the substantial (or though short) brick chimney. The use of changes in cladding, both in the size of weatherboards and in the use of a bell-cast weatherboarding to the gable-ends, distinguishes between the ground and first floors.

The entrance is positioned to one side of the front elevation, with a deep porch common to bungalows. There are box bay windows with casement and leaded fanlight sashes, and a feature faceted bay with leadlight windows in the gable-end, with a roof ventilator above, also a common feature of bungalows. The eaves have exposed rafter-ends, and large brackets to the gable eaves, found in both styles.

The large flat-roofed dormers to the first floor are likely later additions and somewhat detract from the building. However, they do appear to be present in an aerial photograph dated to 1943. The addition of dormers is a common method of expanding first floor space, especially when rooflines are steep.

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: The place is associated with New Zealand Home Builders Ltd., a well-known and successful company established in 1914 which was responsible for the subdivision of thousands of sections and funding of thousands of homes across New Zealand in the early 20 th century.
<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: 409 Ulster 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.

b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: 409 Ulster Street is of moderate architectural significance as an unusual example of a timber-framed Arts and Crafts / bungalow styled dwelling. The front elevation is its most distinguishing feature, with the box bay window and faceted feature bay window in the gable-end, which has weatherboard finishing in a bell cast underlined with studded brackets. The roof ventilator and the brackets to the gable eaves further emphasise the importance of this elevation.
ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: While construction of the dwelling was (likely) sponsored by the New Zealand Home Builders Ltd., they did not (typically) construct the houses on their subdivisions. The architect and builder of the dwelling at 409 Ulster Street are therefore unknown.
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate
	Explanation: 409 Ulster Street has moderate rarity value as an unusual Arts and Crafts / bungalow styled dwelling.
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: The building retains important features from the time of its construction. It appears to have undergone some modification with the addition of rooftop dormers, although these dormers appear to be present in an aerial photograph taken in 1943, and are therefore considered to be an important modification.

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property at 409 Ulster Street has moderate setting significance. Although it is located on a prominent corner plot, the size of the property has been substantially reduced since it was subdivided in the early 20 th century, which has also reduced the setting of the dwelling.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Low
	Explanation: 409 Ulster Street has some landmark value as a partially visible historic building on a prominent

	corner site which is likely somewhat recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 409 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of early 20 th century architectural design 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: Low
	Explanation: 409 Ulster Street has some group value as one of a number of dwellings built in the early 20 th century. It does not have any particular group value associated with its immediate context.

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: 409 Ulster Street has some technological significance for its use of materials and construction techniques which were commonplace at the time.

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.
ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is	Level of Significance: None
	Explanation: 409 Ulster Street is not listed as a historic place with HNZPT.

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

3.2 Assessed Significance

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

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

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

3.3 Scheduling Details

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

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

It is recommended that 409 Ulster 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 SA206/109 (1913)
CT SA268/267 (1917)
CT SA321/207 (1920)
CT SA332/127 (1921)
CT SA491/111 (1929)
CT SA649/88 (1933)
DP 13131 (1918)

Hamilton City Council Heritage Inventory Assessment Form Draft

414 River Road

Fairfield, Hamilton



Figure 1: Arts and Crafts residence at 414 River Road.

1. Historical Summary

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

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

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

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

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

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

Hamilton East was one of the first established suburbs in the city, surveyed in 1864 by William Australia Graham. As the suburb flourished, areas to the north of Hamilton East began to become populated and establish themselves as suburbs in their own rights, albeit at a slower pace. Fairfield, where the property at 414 River Road is located, was one such suburb. It was named after the dairy farm of John Davies, who purchased 100 acres from Francis Richard Claude sometime after Claude began to subdivide his section of land (now known as Claudelands, located between Hamilton East and Fairfield) in the late 1870's. Little information is available on the development of Fairfield as a suburb, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937.

Unfortunately, the oldest available Certificate of Title for the property at 414 River Road, dated 1912, is virtually illegible and the prior reference for the property cannot be sourced (SA190/248). This Certificate of Title states that the owner of the property at that time was Harry Thomas Gillies, who was a flaxmill owner, and later a legal executor if newspaper articles are to be believed.

A survey of Gillies' estate dated to 1916 shows that he owned a large section of land which sat between River Road, Boundary Road, and Casey's Avenue (DP 11924, Figure 2). The northern half of the estate had been subdivided and was subsequently sold off to other parties. Gillies conveyed Lot 2 of his estate, which would eventually become 414 River Road) to Arthur Charles Theophilus Cooper in 1918 and a new Certificate of Title was created under the Land Transfer Act (SA278/282). Cooper immediately put the property under his wife's name, Amy Cooper, the following month.

The Cooper's owned the property for a further five years before conveying it to Alexander McEwan in 1923. McEwan would own the property for two decades before eventually expiring and the property was conveyed via transmission to the New Zealand Insurance Company in 1942. Before his death, in 1940 approximately, McEwan subdivided the property into three lots, with two smaller lots further north along Tamihana Avenue, and a larger lot (414 River Road) located at

the corner of River Road and Tamihana Avenue (DP 29874, Figure 3). The property was subdivided again in 1966 (DPS 12651, Figure 4).

Considering the Certificates of Title, survey records, the extant building (described below) and the neighbouring buildings, it is most likely that the dwelling at 414 River Road was constructed between 1918, when Lot 2 DP 11924 was purchased by Cooper, and 1923 when that lot was purchased by McEwan.

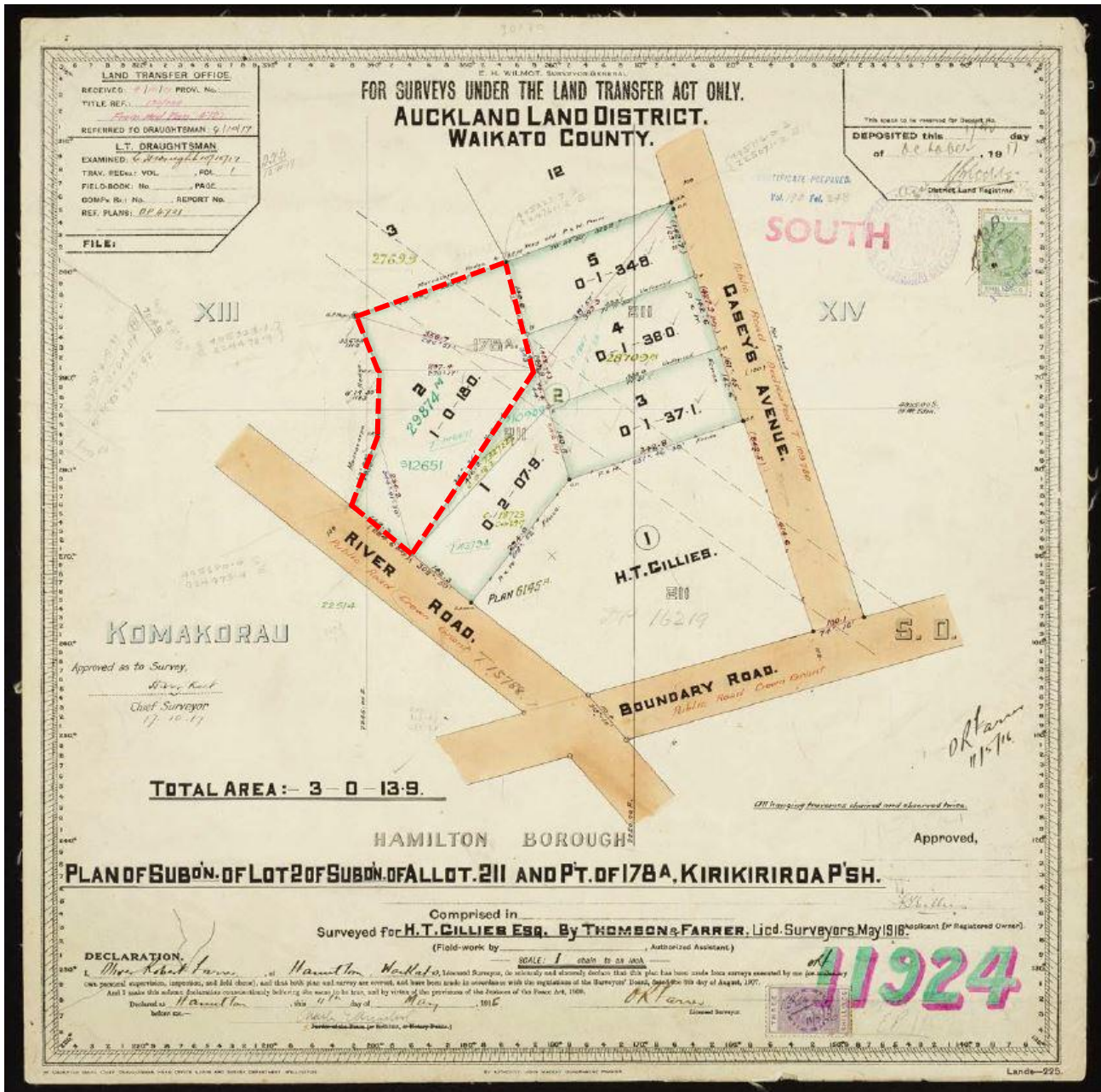


Figure 2: 1916 survey plan showing the large estate owned by H. T. Gillies, with Lot 2 (414 River Road) indicated.
 Source: LINZ, DP 11924

Figure 3: 1940 survey plan showing the subdivided McEwan estate, with Lot 3 (414 River Road) indicated.
Source: LINZ, DP 29874

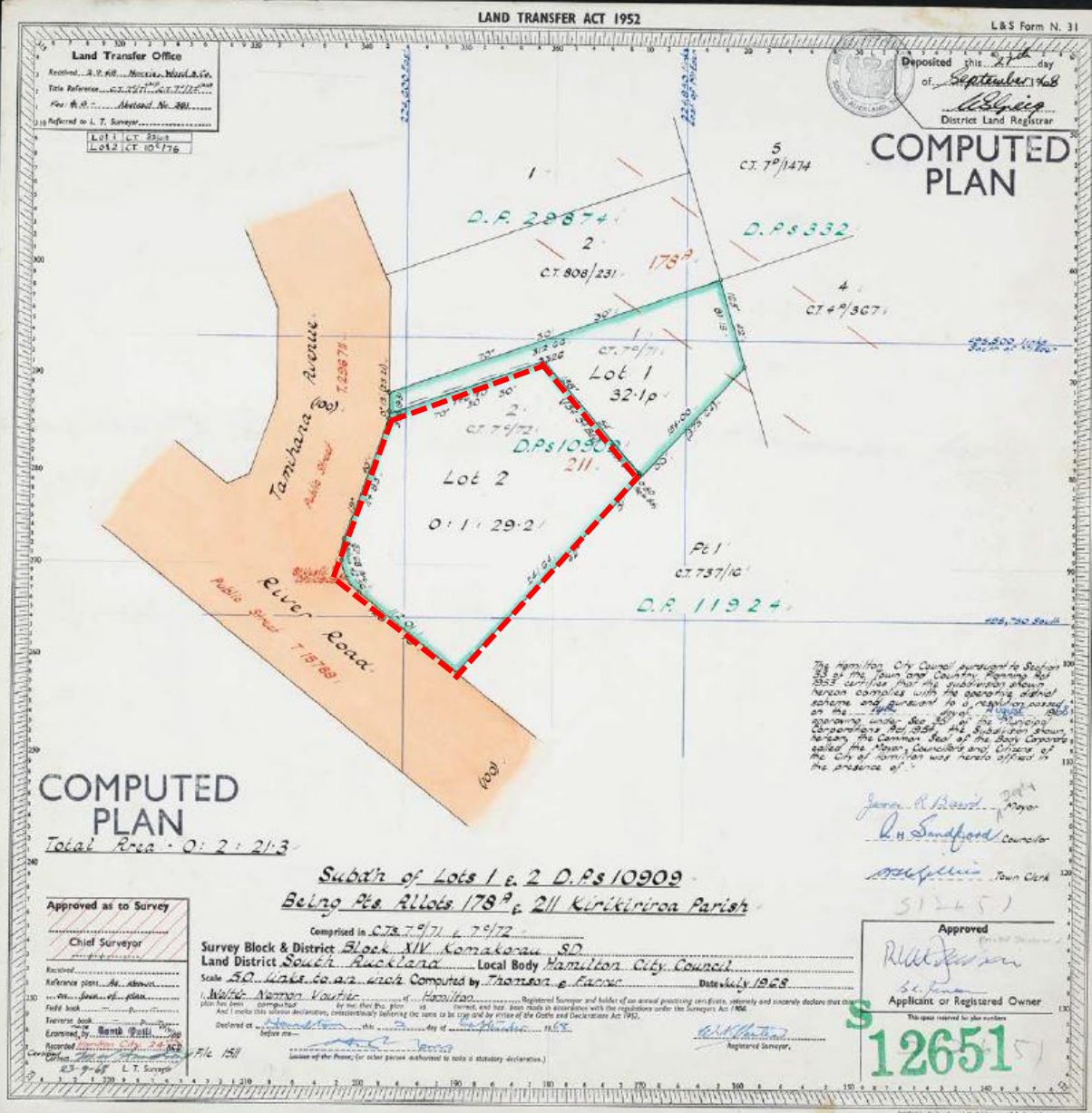


Figure 4: 1966 survey plan showing the further subdivided property, with Lot 2 (414 River Road) indicated.
 Source: LINZ, DPS 12651



Figure 5: The upper storey of the building at 414 River Road, with Arts and Crafts style detailing.



Figure 6: Aerial showing 414 River Road.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The building is located on the eastern side of River Road in Fairfield. The building is almost entirely hidden from view due to the combination of a high, opaque fence and dense vegetation. The property appears to have been subdivided in the 1960's, with the historic residence occupying the site at the front of the original lot. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Lot 2 DPS 12651

Parcel ID: 7480915

Current CT: SA10C/76

2.3 Existing Listing/Scheduling Status

The site is not recorded on ArchSite (therefore does not constitute an archaeological site). The property is not listed with Heritage New Zealand Pouhere Taonga (HNZPT) and therefore is not identified as a historic place, nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory.

2.4 Description of Building or Structures

The dwelling at 414 River Road is a two-storey Arts and Crafts styled residence likely built between 1918 and 1923, while Arthur and Amy Cooper owned the property.

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. There was a distinctive shift away from the industrialisation of the Victorian period (villas and the like) and emphasis placed on hand crafted detail. Characteristics of the Arts and Crafts style included half-timbering to the exterior (similar to the Queen Anne style), steeply pitched roofs clad in terracotta tiles, use of brick to the ground floor and rendered surfaces to the first floor (or rendered exterior entirely), further emphasised by jettying of the first floor over the ground floor. Towering chimneys were also a common feature.



Figure 7: 'Typical' examples of Arts and Crafts style dwellings.
Source: Various

The building at 414 River Road has a steeply pitched gable roof, clad with terracotta tiles and complete with a large brick chimney and decorative ceramic finials to gable ends, which are common features of the Arts and Crafts style. The ground floor of the building is clad in brick, while the first floor has a textured plaster render to its exterior which, although it lacks the half timbering often seen in Arts and Crafts dwellings, is finished in a subtle bell cast to create the slightest overhang, reflecting the jettying first floors common to the style.

Timber frame windows and joinery are evident throughout, with leadlighting featuring in most windows, and projecting bay windows are also present, alluding to the bungalow style that was emerging as the most popular residential building style at the time. A large garage appears to have been constructed which is unlikely to be original, however this is located at the rear of the building, has been designed in a similar style, and does not detract from the historic residence itself.

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: 414 River Road is not known to be associated with any individuals or groups of historic significance.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: 414 River Road has moderate significance with regard to local historical patterns. Built in a suburb which didn't begin to properly develop until the mid-20 th century, the place is an example of one of the earlier residences built in the area. It demonstrates a preference for alternative architectural styles, as opposed to the simplistic timber framed houses of the late 19 th and early 20 th century in other suburbs which were established earlier.

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</i>	Level of Significance: High
	Explanation: 414 River Road is of high significance as a surviving example of an early 20 th century Arts & Crafts styled private residence. Its overall form and design elements are highly typical of the Arts and Crafts style, making it an excellent example of its type. The asymmetrical gable of the front elevation, and the

include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	chimneys set at 45 degrees, are particularly striking, as are the large windows with leaded glass.
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>Level of Significance: Unknown</p> <p>Explanation: The architect and builder of 414 River Road are unknown. However, given the style and size of the building, it is likely that an architect was involved in its design.</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>Level of Significance: High</p> <p>Explanation: 414 River Road is of high significance as a surviving example of an intact Arts and Crafts residence. Although a relatively 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>
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: High</p> <p>Explanation: 414 River Road is a well-preserved example of Arts and Crafts architecture in Hamilton and is likely to be mostly authentic based on visual assessment.</p>

c. Context or Group Qualities	
i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: 414 River Road is located on the eastern side of River Road and is hidden from the street due to a high fence and dense vegetation. The site has been subdivided since the historic residence was constructed.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: None</p> <p>Explanation: 414 River Road has no landmark value as it is not visible from outside the property.</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: None</p> <p>Explanation: 414 River Road has no particular continuity value in terms of the street as it is not visible. More widely, it provides some continuity to the neighbourhood, having stood for approximately 90 years.</p>

<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: 414 River Road has some group value as one of a number of remaining Arts and Crafts residences across Hamilton city.</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: 414 River Road has some technological significance for its use of materials and craftsmanship which were not unusual for the time.</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 414 River Road 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>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: 414 River Road is not listed as a historic place with HNZPT.</p>

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

3.2 Assessed Significance

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

a) Historic Qualities:	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 414 River Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

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

4.2 Historic Titles, Deeds and Survey References

CT SA190/248 (1912)
CT SA278/282 (1918)
CT SA805/213 (1943)
DP 11924 (1916)
DP 29874 (1940)
DPS 12651 (1966)

Hamilton City Council Heritage Inventory Assessment Form Draft

Former President's House

504 Tuhikaramaea Road, Temple View, Hamilton



Figure 1: The building at 504 Tuhikaramaea Road, formerly the President's House.

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 Temple View is named for the Temple of Jesus Christ of Latter Day Saints, and its associated college campus, which was built in the 1950's, the first such temple in the southern hemisphere at the time.¹ The following information is sourced from existing Hamilton City Council Heritage Inventory forms detailing the history and significance of the place:

In 1947 a new college project was initiated by Elder Matthew Cowley. Cowley had begun work in New Zealand in 1914, working at the Māori Agricultural College, and returning later in 1938 as President of the New Zealand Mission. Cowley proposed to the General Authorities of the Church the need for a college in New Zealand. Approval was given and in September 1948 Cowley was sent to New Zealand again, this time to find a site for the college. He handed the project over to Gordon C. Young after his appointment as president [Mission President] and Young began looking in 1948. The site selection was hampered by post-World War II restrictions on land sales, but in April 1949 the LDS bought Bert Meldrum's farm at Tuhikaramea near Hamilton.

The construction of the college was part of a programme of expansion within New Zealand and the Pacific, with the construction of several chapels. George R. Biesinger was general supervisor of the Church building programme in the South Pacific. He came to New Zealand, with his family, in April 1950 to supervise the construction of the Auckland chapel, the college at Tuhikaramea and buildings in Samoa. He remained in New Zealand for ten years. The first project of the New Zealand-wide building programme was the construction of a college at Tuhikaramea. The construction of the college began in 1950 with the ground dedication on 17 November. The architect for the college was Edward O. Anderson, who first visited the site in 1952. President Wendell B. Mendenhall undertook the initial negotiations, remaining in New Zealand for two months. He returned to the US and recruited experienced craftsmen and sent them to assist with training and supervision of the work force. By the end of 1952 there was a force of 60 men organised into crews for different aspects of the

¹ <https://nzhistory.govt.nz/mormon-temple-opens-in-hamilton>

work. Work teams formed strong bonds during their work. Most were married men, and their wives also worked to support the building programme. Thirty six qualified craftsmen, all church members, and their families arrived from America. They provided construction supervision and training for local church members and were instrumental in making the Labour missionary programme a success.

Church College, consisting of classrooms, dormitories, gymnasium, auditorium, a library and amenities, was only a part of the construction at the site. Temporary accommodation units and facilities were set up in a camp and an old house was moved down to the site. The camp had its own kai hall and laundry. First a block factory and a joinery factory were established. The cement block (brick) plant was in operation by July 1951, using imported cement. The joinery workshop was the first main building constructed and the first bricks for this were laid on 12 August 1952.

As the project proceeded, permanent houses were built, and the Temple View village began to form. The first residence of the village was completed in 1952, and Elder George R. Biesinger and family moved into it before Christmas. This house, known as First House, was a 'practice' training exercise, as a preparation for the subsequent houses built in a strip fronting onto Tuhikaramaea Road. The first house (located at 467 Tuhikaramaea Road, the first house on the left after the Church College Library) was followed by the construction of ten more cement brick/ block houses. The blocks used in their construction were made in the first block plant and machine which was replaced in 1956 by the Columbia Block machine. The early concrete bricks/ blocks were rougher than those produced by the later Columbia Block Machine. The eleven houses on the east side of Tuhikaramaea Road immediately past the college were the first homes constructed in the Church college settlement. Construction of the homes on the other side of the road followed. The houses were used by project administration staff and teachers. Other temporary houses used by Labour Missionaries have since been demolished.

Residences were built for the teachers and staff as well as the campus buildings. Dormitories for boys and girls were among the largest buildings on the campus. The camp and later village were supported by the farm; further land had been purchased adjacent to the original piece.

The intention to build a temple at Hamilton was announced at the Hui Tau (Mormon conference) held 7-12 April 1955. The architect Edward O. Anderson inspected the site on 2 June 1955 and his plans were received on 1 September 1955. In early January 1956 the pouring of concrete for the temple foundations and walls began. The supervisor for the Temple construction was Elder E. Albert Rosenvall under Biesinger. By the middle of December 1956 the Temple's steel framework had been completed and nearly half of the concrete poured. The cornerstone was laid on 22 December 1956 during a ceremony attended by nearly 2000 people. Following the custom with LDS temples built elsewhere, the church allowed the public to visit and inspect the Temple prior to its dedication; subsequently it would be closed to all but authorised church members. The Temple was open from 22 March to 15 April 1958 and was dedicated on 20 April 1958.

The building at 504 Tuhikaramaea Road is known as the President's House.² It was constructed between 1956-1958 as part of the wider CCNZ building programme at Temple View.³ There were two different 'Presidents' involved in the project at the time, one being the CCNZ (Church College

² Archifact Heritage Significance Report

³ Archifact Heritage Significance Report

New Zealand) 'Mission President', who was Gordon. C. Young; and the other being the LDS (Latter Day Saints) president, David O. McKay. It is considered much more likely, due to the siting, construction timing, and prestigious design (for the time) of the building, that 504 is the LDS President's house, dedicated to David O. McKay.

The following information has been sourced on McKay from existing Hamilton City Council Heritage Inventory Record Forms for the David O. McKay (DOM) Building (H106):

David O. McKay was one of the longest serving leaders of the LDS Church. McKay was born in 1873 and graduated from the University of Utah in 1897. He travelled on a mission to Great Britain before returning in 1899 when he worked as a teacher and then principal. In 1905 at the age of 32 McKay was appointed an Apostle of the Church. In 1920 he was assigned the responsibility of undertaking a world-wide tour of LDS missions and travelled to China, Hawaii, Samoa, Tonga, New Zealand, and Palestine. He served as President of the Church's European Mission from 1923 until 1925, based in London. Within the leadership of the Church, McKay maintained a focus on education and was General Superintendent of the Church's Sunday School programme from 1918 until 1934. McKay became President of the LDS Church in 1950 at the age of 77 years old and served in this role until his death in 1970.⁴

David McKay came to New Zealand in 1958 to dedicate the New Zealand Temple and Church College of New Zealand.⁵ To welcome and honour McKay, it was decided that a 'President's House' should be constructed for his use. It was likely designed by George R. Biesinger, the project supervisor of the entire complex, though no definitive proof of this has been sourced.



Figure 2: Aerial view of the Temple View complex, with 504 Tuhikaramaea Road indicated, 1961.
Source: Retrolens

⁴ H106 - DOM Building, Hamilton City Council Built Heritage Inventory Record Form

⁵ H106 - DOM Building, Record Form



Figure 3: Aerial view of the Temple View complex, with 504 Tuhikaramaea Road indicated, 1961.
Source: White's Aviation, ID: WA-55350

2. Physical Description

2.1 Setting - Site Description

The residence at 504 Tuhikaramaea Road is located on the western side of Tuhikaramaea Road in the suburb of Temple View. It is part of the Temple View complex, a collection of buildings in the area built in the 1950's and 1960's with high heritage significance. The subject building is easily visible from the street and sits on a large site with immaculate landscaping. The surrounding area is a mixture of residential, religious, and civic properties. The area is currently under development to provide a new housing development (Figure 4).



Figure 4: Plan for the new Temple View subdivision (left) and aerial of the site under development (right).
Source: Konstrukt Architects

2.2 Property Details

Legal Description: Lot 1 DP 539263

Parcel ID: 8024134

Current Certificate of Title ref: 901397

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 504 Tuhikaramaea 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 New Zealand Pouhere Taonga Act (2014).

It should be noted that a number of other buildings in the Temple View complex are scheduled on Hamilton City Council's existing Heritage Inventory, though none of them are listed with Heritage New Zealand Pouhere Taonga.

2.4 Description of Building or Structures

The dwelling at 504 Tuhikaramaea Road appears to have been built in an interpretation of the Modern Movement style. Many of the other buildings in the Temple View complex, built in the 1950's and 1960's, were also designed in variations of this style. The main section of the residence has a large low-slung gabled roof. Roofs are clad with standing seam long run profiled metal sheeting (which is not original). Roof eaves extend significantly over the edge of the building footprint with a deep overhang. Large roof joists also extend below the roofline, each of which are supported by a thin vertical column. The gabled end (front) of the building is almost completely glazed, following the Modernist 'curtain wall' developments of the era where large areas of glass were becoming typical. The south elevation is relatively plain, with one window. The building is constructed from masonry blockwork (believed to have been manufactured near the main temple site) and painted white, as are many CCNZ and LDS buildings. Window and door joinery is of timber. A narrower 'wing' projects out perpendicular to the north of the main structure with ribbon windows inset. A carport sits to the front of the wing. A low masonry wall borders the property curtilage, with a repeated motif seen all around the Temple View complex.

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: High
	Explanation: The place has high associative value for its connection to the Church College New Zealand (CCNZ) and Latter Day Saints (LDS) groups, as well as notable individuals such as David O. McKay (LDS President) and George Beisinger, project supervisor of the Temple View CCNZ project.
<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: The place has high significance with regard to historic patterns in the region. The establishment of the Temple View complex was a significant undertaking at the time and comprises an important historical development in Hamilton, and New Zealand's, history.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: The building has moderate architectural significance as an example of the particular interpretation of the Modern Movement style which was used by the architects of the Temple View Complex for most of their buildings.
<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>	Level of Significance: High
	Explanation: Although no definitive proof has been sourced as to who the architect of the President's House was, the building was likely designed by George Beisinger,

city, region or nation, and the place enlarges understanding of their work.	who was the project supervisor of the Temple View CCNZ project area.
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 has moderate rarity value as an example of a residence constructed for a significant individual as part of a wider complex. The building is unique and built for a specific individual purpose.</p>
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	<p>Level of Significance: High</p> <p>Explanation: The place appears to have high authenticity and undergone little change since its construction. The floor plan has not altered since construction according to ariel imagery. The building has retained the majority of significant features from its construction.</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: High</p> <p>Explanation: The property has high significance for its setting, being part of the Temple View complex. The property is independent and is set in a large garden with landscaped areas on all sides.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value as a highly visible building which is likely well-known by the local community as being an important feature of the site. The building is highly visible from the roadway when passing through the temple area.</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: Moderate</p> <p>Explanation: The place makes a contribution to the continuity and established built character of the street and Temple area by providing evidence of material use and architectural design in this part of Hamilton during the early 20th century.</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>Level of Significance: High</p> <p>Explanation: The place has high group value as part of the wider Temple View complex, established in 1950-1960. The place is one of several specific and bespoke buildings constructed with a particular purpose for the developing site.</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.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate technological significance for its use of materials and construction methodologies, mostly using missionary volunteer work and its own concrete block work production plant on site.</p>

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.	<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>
<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: The place 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	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate cultural value for its significance to the CCNZ and LDS communities. The building together with several other original buildings to the site provide historical continuity of the development of the site and sense of purpose and place in the local landscape.</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.	
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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: Moderate</p> <p>Explanation: The place has moderate potential to contribute to information about the history of the Temple View complex and its construction techniques.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	High
d) Technological Qualities:	Moderate
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
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 504 Tuhikaramea 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 SA123/197 (1904)
CT SA126/20 (1905)
CT SA686/65 (1937)
CT SA28A/436 (1982)
CT SA43D/729 (1989)
CT SA68C/74 (2000)
DP 28224 (1979)
DP 88402 (2000)
DP 539263 (2019)

Hamilton City Council Heritage Inventory Assessment Form Draft

534 River Road

Fairfield, Hamilton



Figure 1: Art Deco / Moderne residences at 534 River 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.

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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

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.⁸ The land was confiscated by the government following the 1864 invasion of the Waikato, and given to Alfred William East, a captain of the 4th Waikato regiment, for whom East Street is named. A wealthy immigrant named Francis Richard Claude (Figure 3) 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

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 Miropiko Reserve Management Plan, HCC (2001)

now the Claudelands suburb.⁹ Claude subdivided and sold most of the land in 1878 before leaving Hamilton.

At this time, John Davies purchased 100 acres from Claude for a dairy farm, which he named Fairfield. When this area came to be subdivided again, the name Fairfield was retained, and now refers to the suburb. Little information is available on the development of Fairfield, but it appears to have been an area which developed at a slower rate to its neighbouring suburbs. The most significant landmark in the area is the Fairfield Bridge, built from reinforced concrete in a bowstring design across the Waikato River in 1937.

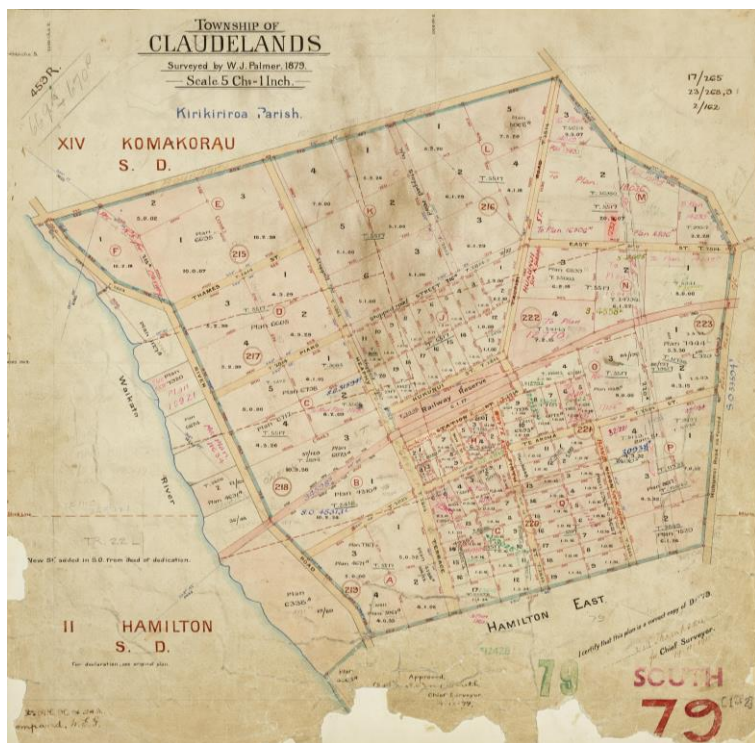


Figure 2: An 1879 survey plan of Claudelands, when Francis Richard Claude decided to subdivide his estate. The land that would come to encompass the subject property is identified as Sections E and F..
Source: Waikato Library Archives

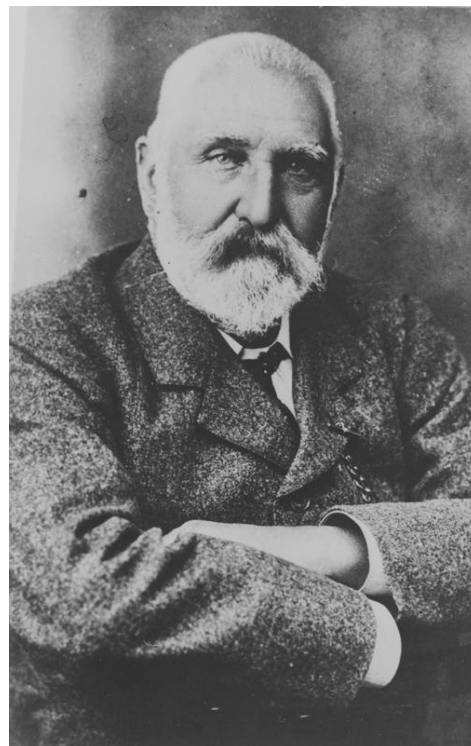


Figure 3: Francis Richard Claude, date unknown.
Source: Hamilton Library Archives

Although considered to be in the suburb of Fairfield, the property at 534 River Road was part of a block of land that was sold by Claude to Harriet Edmonds. Edmonds partially subdivided the site and sold sections to various purchasers, one of whom was Andrew Casey. Casey made further adjustments to the boundaries of the subdivided land, selling a large lot numbered 'Lot 2' to Gervase Alven Hurd-Wood in 1904 (SA121/97). This lot can be seen on survey plan DP 3014 dating to 1903, which was approved by the Asst. Surveyor General in 1904 (Figure 4).

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



Figure 4: Survey plan DP 3014 showing subdivision of part of the suburb of Fairfield, 1904. Lot 2 is outlined. Source: LINZ

Lot 2 was acquired by Arthur James Storey (Snr.) in 1910. Storey died in 1917, and the property was inherited by his widow, Isabella Kate Storey (SA454/121). Isabella Storey proceeded to subdivide the property according to a formal survey plan she commissioned in 1937 – two decades after her husband's death (DP 27284).



Figure 5: Survey plan showing the new subdivision created for Isabella Storey in 1937. Lot 41 which would become 534 River Road is indicated.
Source: LINZ, DP 27284

In September of 1937 Isabella Storey sold Lot 41 of her subdivision to Terence Philip Vautier. Vautier was the son of well-known architect Charles Vautier, and was himself an architect.

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



Figure 8: One of the two dwellings located at 534 River Road.



Figure 9: One of the two dwellings located at 534 River Road.



Figure 10: Streetview image from 2010 showing the previous paint scheme of the buildings in a more traditional colour style.



Figure 11: Aerial showing 534 River Road.
Source: HCC GIS Maps

Terence Vautier owned the property for less than two and a half years, selling to Geoffrey Nigel Newton in February 1940. Comparing the extant buildings at 534 River Road (described below) with other buildings designed by Vautier, it is evident that he designed the buildings. Given that he owned the property for such a short period of time, it is considered likely that he sold shortly after construction was completed, and may have planned the property as a development.

2. Physical Description

2.1 Setting - Site Description

There are two buildings on the property which is located on the eastern side of River Road in the suburb of Fairfield. The building on the street front is smaller, while the larger building is located further back on the sloping site. The surrounding area is mostly residential. The larger building at the rear is concealed from the street by vegetation, with only the parapets being visible.

2.2 Property Details

Legal Description: Lot 41 DP 27284

Parcel ID: 4490686

2.3 Existing Listing/Scheduling Status

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

2.4 Description of Building or Structures

The buildings at 534 River Road are designed in the Art Deco style, which was one of Terence Vautier's preferred styles for residential buildings. 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, curving facades, geometric patterns, and vivid use of colour.

The buildings at 534 River Road feature the same stylistic elements and were clearly designed as a pair. They are strongly horizontal, having (almost) flat roofs, stucco rendered exteriors, and minimal, simple geometric detailing to the exterior in the form of horizontal stripes. The larger building, which is the main residence, has a classical-styled balustrade and a canopy that runs along the front, further emphasising the horizontality of the design; while the smaller building, which is now used for retail, has a curved canopy over part of the building. The smaller building has had a greater degree of modification, with some window and door joinery having been replaced.

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: Moderate</p> <p>Explanation: The two buildings located at 534 River Road are 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>
<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: 534 River Road has moderate significance with regard to historical patterns in the region. The place was initially part of a large estate which was gradually subdivided and sold off into smaller and smaller sections during the late 19th and early 20th century, with new owners building residential dwellings on the sites in the favoured architectural styles of the time.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: High</p> <p>Explanation: The two buildings located at 534 River Road are of high significance being an example of a pair of buildings executed in the Art Deco style by a well-known architect. The smaller building is now more heavily modified than the rear building, but both retain their shared distinctive aesthetic features and form.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: High</p> <p>Explanation: The two buildings located at 534 River Road are 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>

<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 two buildings located at 534 River Road have high rarity significance as a pair of intact Art Deco structures built by Terence Vautier.
<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: The buildings appear to have moderate authenticity and integrity, retaining the majority of their original features. The smaller building is more heavily modified than the larger 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: The buildings at 534 River Road are a pair, and therefore the site on which they were built forms part of a setting that extends the significance of both buildings.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Low
	Explanation: The smaller building at 534 River Road has some landmark significance being positioned on the street and highly visible, though this is partially due to the current bright colour scheme.
<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: Low
	Explanation: 534 River Road makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Art Deco architectural design in this part of Hamilton.
<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: 534 River Road 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.

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: 534 River Road has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	Level of Significance: Unknown
	Explanation: Although the building was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	Level of Significance: None
	Explanation: 534 River 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 commemorative significance to people who use or have used it, or to the descendants of such</i>	Level of Significance: Low
	Explanation: Occupied for the better part of a century, 534 River Road makes a contribution to the historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, or their descendants.

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 building has some potential to contribute to information about the design and construction of residential dwellings in the early to mid-20 th century in the Waikato region.

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that 534 River Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

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

4.2 Historic Titles, Deeds and Survey References

CT SA62/71 (1891)
CT SA71/90 (1894)
CT SA121/97 (1904)
CT SA454/121 (1927)
CT SA693/194 (1937)
CT SA693/196 (1937)
DP 27284 (1937)

Hamilton City Council Heritage Inventory Assessment Form Draft

644 Grey Street

Hamilton East, Hamilton



Figure 1: Villa at 644 Grey 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 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 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

Despite being technically located in the suburb of Hamilton East, the land that would come to encompass 644 Grey Street features on the very bottom of the initial map of Claudelands laid out in 1879 (Figure 4), when Grey Street was considered to be an extension of Heaphy Terrace. It was within a large tract of land owned by Walter Derham, barrister of law, from 1884-1902 (SA34/140).

Derham sold three sections on Pt. Allotment 219 and Pt. Allotment 220 (Lots 14, 15, and 16 of Section C, indicated on Figure 4) to Frederick Augustus Snell, "Settler", in 1902 (SA111/30). This land would eventually include 644 Grey Street.

Snell had come from Maungakaramea. According to the contemporary newspaper reports, he set up a partnership with his brother, P. T. Snell, in the building trade. He would later become a three-term member of the Hamilton Borough Council, topping the poll in 1925; and a member of the Auckland Education Board representing Hamilton High School and the Hamilton Technical High School Board. He was also active in the vestry of his local church, and a foundation member of the Claudelands Bowling Club.⁹ Snell Bros Builders reportedly supplied plans for St Andrew's church in Nelson, amongst other buildings, suggesting that they designed as well as constructed buildings.

Snell sold the greater part of Lot 14 off in 1906 but kept the remaining lots to himself. In 1907 a new Certificate of Title was created which showed Snell had retained Lots 15 and 16, and the small remaining part of Lot 14 (SA138/297). In 1908, Snell took out a mortgage against this land.

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 *Northern Advocate*, 13 November 1948

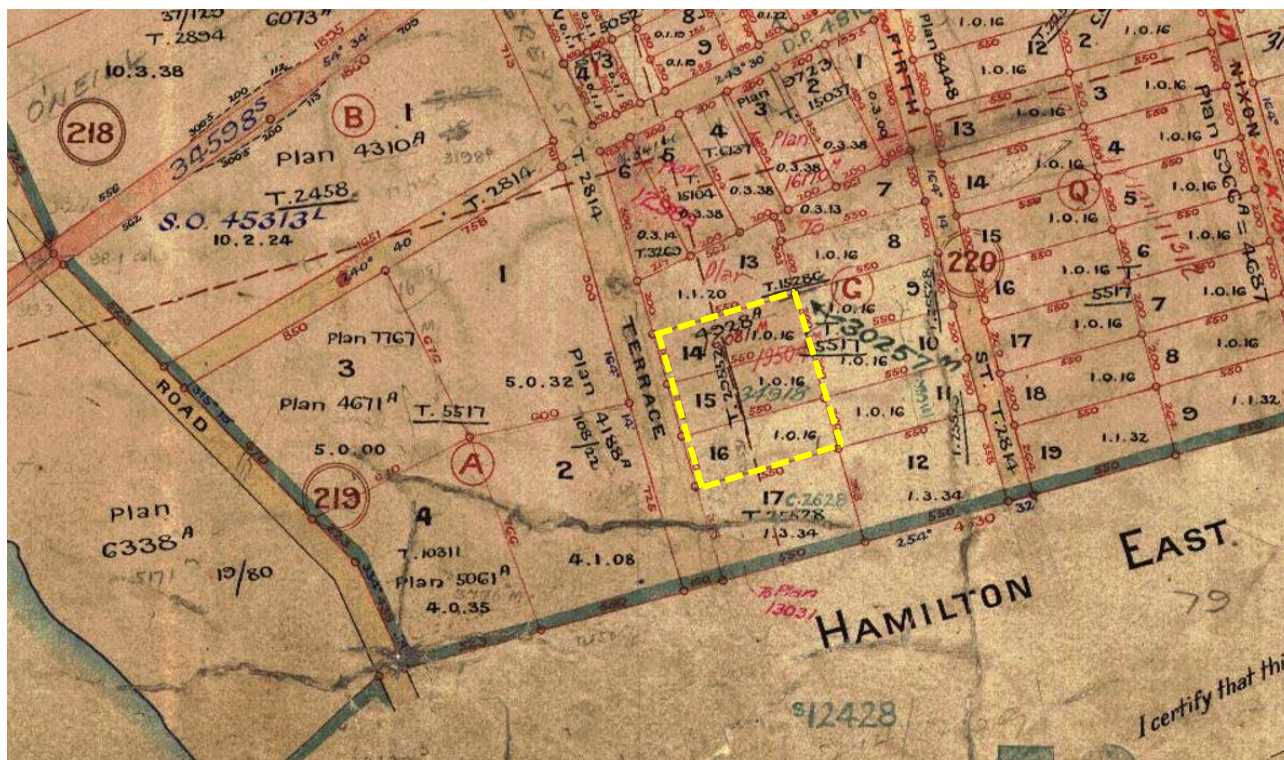


Figure 4: The section on which 644 Grey Street will eventually be located is indicated on this snip of the 1879 survey map of Claudelands.

Source: LINZ

Snell and his brother dissolved their building partnership in 1923. In 1925, Snell further subdivided his properties on Grey Street (DP 19504, Figure 5) as part of a partnership with neighbouring landowners Gilling and Speight. Snell gradually sold his newly subdivided, smaller properties until the balance of the remaining land was transferred to a new Certificate of Title in 1931 (SA631/264). This Title shows that Snell retained what had been defined as Lot 14 of the 1925 subdivision, which had previously been part of the earlier Lot 14 and Lot 15 Snell had retained.

The subsequent Certificate of Title still gives Snell as the owner in 1947 (SA893/148) when the boundaries of the property were redefined as part of a subdivision of Lot 13 to the east (DP 34918). Following Snell's death in 1948, the property was transmitted to his wife, Christina Isabel Snell in 1950; and then was conveyed to their children on Christina's death in 1957.

A number of other conveyances are recorded in the mid-to-late 20th century but none of these are of historic significance.

Considering the survey plans, Certificates of Title, and the extant building itself (described below), it is clear that the dwelling at 644 Grey Street was constructed during the ownership of Frederick Augustus Snell; and was likely designed and built by him. The date of construction is more difficult to define. The extant section was defined in 1925 (with some minor alteration to the boundaries in 1947) and no existing buildings are shown on the survey plan (DP 19504). However, the house has features common to the Villa, and to earlier historic cottage typologies, indicating that initial construction comfortably predated 1925.

Construction is more likely associated with the mortgage taken out by Snell in 1908. Snell's retention of a strip of land along the northern side of what was then Lot 15 in 1907 suggests that he may already have had a building constructed on Lot 15, and wished to retain a slice of Lot 14 to ensure reasonable space between his dwelling and the adjacent property. However, this is speculation.





Figure 6: Aerial showing 644 Grey Street.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The property is located on the eastern side of Grey Street at the edge of the suburbs of Hamilton east and Claudelands. The site boundaries have not been altered since 1947. The property is somewhat visible from the street, partially obscured by a bank that separates the street from an accessway that runs in front of the properties at numbers 630-646. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Lot 1 DP 34918

Parcel ID: 4452833

Current CT: SA893/148

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 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.

644 Grey Street is a single bay villa estimated to have been constructed c.1908. The building has weatherboard cladding and a corrugated metal roof with a bullnose verandah, with intact original decorative elements including fretwork and finials. Original timber-framed window and door joinery is evident. Aerials of the building suggest that some additions and alterations may have been made 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	
<i>i) Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: None</p> <p>Explanation: 644 Grey Street has no known associations with any historical individuals or associations of note.</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: 644 Grey Street has moderate significance with regard to historical patterns in the region. It was part of a large estate which was slowly subdivided and sold off in smaller lots where owners then built dwellings in the favoured architectural styles of the time.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: High</p> <p>Explanation: 644 Grey 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, front verandah, and associated decorative fretwork and finials, demonstrates a typical pattern in residential housing provision and construction of the time.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: The architect and builder are unknown.</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>Level of Significance: High</p> <p>Explanation: 644 Grey Street is of high 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.</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.	Level of Significance: High
	Explanation: 644 Grey 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	
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: 644 Grey Street is located on the eastern side of Grey Street in Hamilton East. It has moderate setting value.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Moderate
	Explanation: 644 Grey Street has moderate significance as a local landmark which is likely somewhat recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: High
	Explanation: 644 Grey 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: 644 Grey 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.

d. Technological Qualities	
i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an	Level of Significance: High
	Explanation: 644 Grey Street has high technological significance for high levels of craftsmanship and detailing. Very few remaining buildings of this typology retain their, presumed original or restored, decorative features.

early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	
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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.	<p>Level of Significance: Unknown</p> <p>Explanation: Although the building at 644 Grey Street is thought to have been constructed c.1920's, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</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>Level of Significance: None</p> <p>Explanation: 644 Grey Street is not listed as a historic place with HNZPT.</p>

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.	<p>Level of Significance: Moderate</p> <p>Explanation: The place 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	
<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 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:	High
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
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 644 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

CT SA34/140 (1884)
CT SA44/197 (1886)
CT SA61/201 (1891)
CT SA111/30 (1902)
CT SA138/297 (1907)
CT SA631/264 (1931)
CT SA893/148 (1947)
DP 79 (1879)
DP 19504 (1927)
DP 34918 (1947)

Hamilton City Council Heritage Inventory Assessment Form Draft

707-711 Grey Street

Hamilton East, Hamilton



Figure 1: 707-711 Grey 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 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

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

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

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

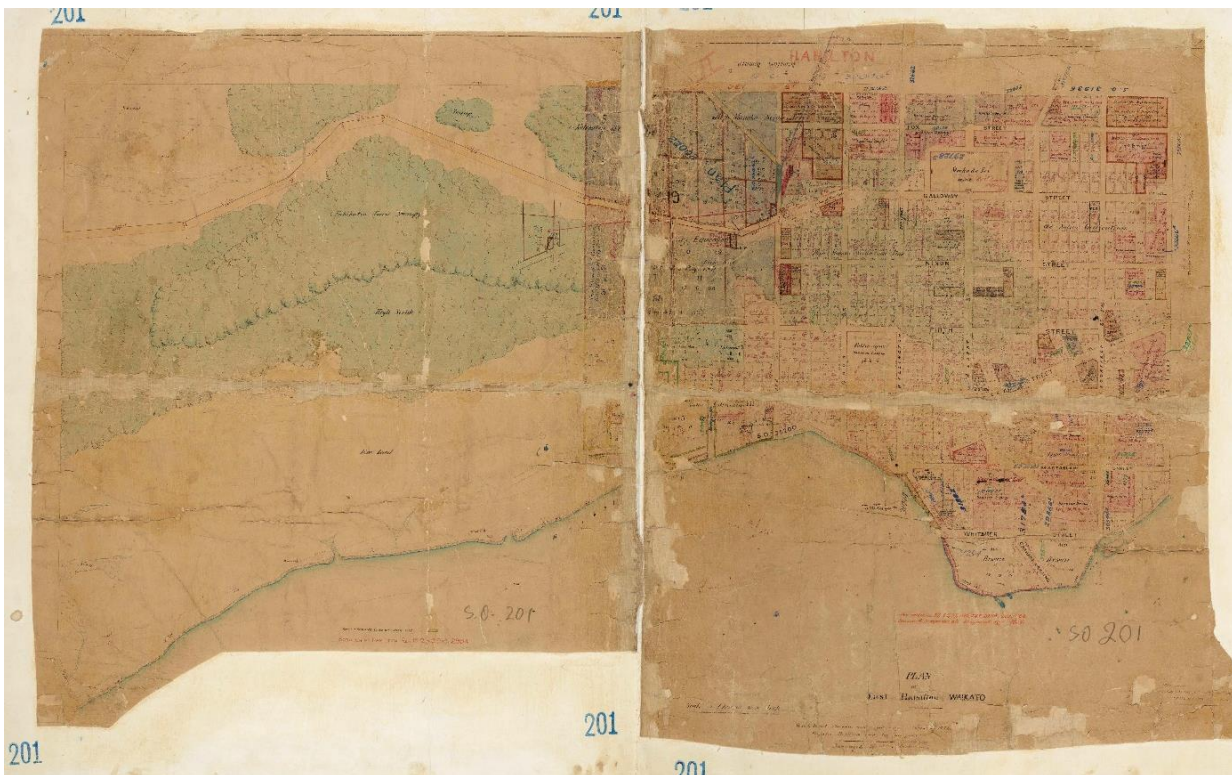


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

Source: ATL

The northern end of Grey Street where 707-711 Grey Street is located does not appear Graham's map of Hamilton, being located to the north of the planned settlement in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. Originally part of Heaphy Terrace, the stretch of road south of Claudelands Road was later renamed Grey Street, after Governor Grey.

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 Certificate of Title relating to the property at 707-711 Grey Street can be dated to 1885 and lists Kate Whitaker, wife of Frederick Alexander Whitaker, as the owner. The section of land in question was the entire block between the railway line (now Claudelands Road) to the north, Heaphy Terrace (now Grey Street) to the east, Te Aroha Street to the south, and River Road to the west.

Frederick Alexander Whitaker was the son of the well-known and nationally significant Frederick Whitaker (Figure 5). Whitaker senior was Waikato representative to Parliament (1876-1879)⁹, served as Attorney General of New Zealand six times,¹⁰ and served two stints as the Premier of New Zealand (1863-1864, and 1882-1883).¹¹ He appears to have been knighted for his services to the country in 1884.¹² During his premiership in the mid-18th century, Whitaker strongly believed that to uphold 'civilisation and progress' European settlers must have easy access to land.¹³ He urged ruthless pursuit of the war, and favoured large-scale confiscations of Māori land.¹⁴

The Certificate of Title records that Kate Whitaker took out a mortgage on the property. The year of the mortgage is illegible, but the month is September. As the Title was granted to her in January 1885, even if the mortgage had been in the same year, it was disassociated from the purchase of the land, possibly indicating construction of a building or similar kind of development.



Figure 5: Frederick Whitaker Senior, father of Frederick Alexander Whitaker.
Source: Te Ara

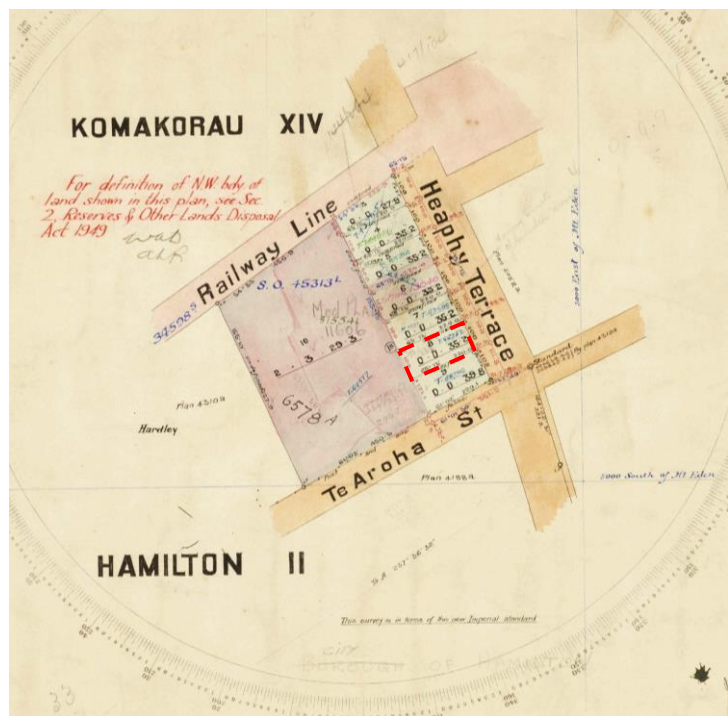


Figure 6: Snip of survey plan DP 3978 dated 1907, showing Lot 8 which would become 707 Grey Street.
Source: LINZ

The property was transferred from Whitaker Junior to Edmund Blackford Cox and John Stokes Edgcombe in 1892. Cox and Edgcombe then conveyed the property to Margaret Pilling, wife

⁹ *Waikato Times*, Issue 641, 29 June 1876, Page 2

¹⁰ *Waikato Times*, Volume XIV, Issue 1181, 22 January 1880, Page 3

¹¹ <https://nzhistory.govt.nz/people/frederick-whitaker>

¹² *Waikato Times*, Volume XXII, Issue 1810, 12 February 1884, Page 2

¹³ <https://nzhistory.govt.nz/people/frederick-whitaker>

¹⁴ <https://nzhistory.govt.nz/people/frederick-whitaker>

of Oswald Francis Pilling, in 1896. The Pillings took out two mortgages on the property before selling to James Rendell, draper, in 1904. Rendell was born in Dorsetshire, England, before arriving in New Zealand in 1880.¹⁵ Rendell took up residence in a number of places, including Auckland, Te Awamutu, and Raglan before eventually settling in Hamilton in 1899.¹⁶

It would appear that Rendell subdivided the large site into multiple smaller sections and sold them off from 1904 through to 1907. The section that would become 707-711 Grey Street had a new Certificate of Title formed, dated to 1907 (SA142/17). The diagram on this title indicates that the eastern half of the original section was still intact at this stage, but the area fronting Heaphy Terrace (now Grey Street) had been divided into smaller sections, with 707-711 Grey Street located on Lot 8. A survey plan also dated to 1907 (DP 3978, Figure 6), and listing Rendell as the landowner, shows the formal subdivision of the land facing onto Heaphy Terrace (which would shortly be renamed Grey Street).

Rendell sold Lot 8 to James Stratton in 1912. Stratton then conveyed the property to John Smith, farmer, in 1914. Smith died in 1917 and the property was then conveyed via probate to his wife, Fanny Smith, in the same year. Smith's widow then sold the property to Harold Auty in 1919. The property remained in Auty's ownership until 1922 when it was transferred to Jane Patton. William Patton, "salesman", and John Charles Patton, "carrier" inherited the property in 1936 following Jane's death. Members of the Patton family owned the property until 1975. Numerous other transfers were made throughout the mid to late 20th century, but none of these are of historic significance.

The Pattons ran a general store in a partnership called Patton Bros. An advertisement published shortly after the property at 707-711 Grey Street was sold to Jane Patton confirms that they opened a store in Grey Street, and it is assumed that this store was at the property. The Patton Bros. store was taken over by Stewarts Stores in 1923, with four branches across Hamilton.¹⁷ However, it would appear that the Pattons continued to run the Grey Street store, at least for a time. Both W. and J. C. Patton appear in the contemporary newspapers up until the 1950s.



Figure 7: Advertisement for Patton Bros. store opening in Grey Street
Source: Waikato Times, 13 May 1922



Figure 8: Advertisement for Patton Bros. which appears to be the shop window at 707-711 Grey Street.
Source: Waikato Times, 20 October 1923

¹⁵ Waikato Times, Volume 121, Issue 20346, 10 November 1937, Page 8

¹⁶ Waikato Times, Volume 121, Issue 20346, 10 November 1937, Page 8

¹⁷ Waikato Times, 3 November 1923

It is difficult to estimate the exact construction date of the buildings at 707-711 Grey Street, particularly the dwelling. Comparing the Certificate of Title and survey information with the extant buildings (discussed below), the dwelling was likely constructed between 1912, when Stratton purchased Lot 8 from Rendell, and 1914, when Stratton sold Lot 8 to John Smith. The shop was in use by then owners, the Pattons, from 1922 onwards; however, the building may predate their ownership given that there was only one month between Jane Patton taking ownership of the property and the opening of the store.

Information held by Hamilton City Council confirms that the shop building was renovated in 1998.

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Grey Street, formerly part of Heaphy Terrace, in Hamilton East. The surrounding area is almost entirely commercial and the villa at 707 Grey Street is an unusual occurrence within the surrounding built environment. The size of the site seems to be unchanged since the 1907 subdivision. On the same site is 711 Grey Street, which is a commercial premises and is built right up to the footpath. The house and shop are positioned very close together which presents a slight awkwardness. There is another building in the western corner of the property that cannot be seen from the street.

2.2 Property Details

Legal Description: Lot 8 DP 3978

Parcel ID: 4553057

Current CT: SA66B/42

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 New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 707 Grey Street is a typical example of a 20th century bay villa, estimated to have been constructed c.1912.

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 later villas, constructed c.1900-1920, include an asymmetrical gabled form (though 'double bay' villas are relatively common too), with faceted bay window(s) under the gabled roof; a verandah to the street facing elevation, and (sometimes) to the side as well; and heavy use of mass-manufactured decorative embellishments. Like other styles popular during the same time period, construction was typically timber-framed, with timber joinery, and brick chimneys. The style is often described as very formal.

The dwelling at 707 Grey Street has all of these typical features. The weatherboard is bevel-back rather than rusticated, which is common to later villas. The faceted bay window is under the gabled roof, and there is a bullnose verandah which gives access to the front door and into a central hallway. There is decorative fretwork to both the verandah and the bay window, although notably there is no decoration of the bargeboards, gable-end or eaves. A small building on the northern side connects the dwelling to the adjacent shop.



Figure 9: Examples of 'late' bay villas, built between 1900-1920.
Source: Various

The commercial building at 711 Grey Street was constructed prior to 1922, although the exact date is unknown. It has features common to early 20th century commercial buildings, as well as features of the villa and bungalow styles.

The weatherboard-clad building is built right up to the footpath and features timber-frame shopfront windows and an angular, recessed entrance, which appears to be unchanged since c.1923 (refer Figure 8). There is a deep verandah across the front of the building to provide shelter to the shop entrance, featuring columns with stopped-chamfers and timber pedestals, and

fretwork that is the same as that of the house. While this may suggest contemporary construction dates, it is also possible that matching fretwork could have been obtained at a later date to construct the shop.

The exposed rafter-ends and pointed bargeboards of the building are more common to the bungalow style that was emerging c.1910, and became the most popular residential style of building in the 1920s. The shop may therefore be described as being in the “transitional” style – a blend of earlier villa and later bungalow.

The building was modified in 1998, and the doors visible on the south side of the building date to this time. The interior was also refurbished. Photographs of the interior taken when the property was on the market (Figure 10) show the simple triangular roof form, and doors to the rear (west) also installed in the 1990s.



Figure 10: The interior of 711 Grey Street.
Source: LJ Hooker

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: Moderate</p> <p>Explanation: 707-711 Grey Street has links to nationally significant individuals, namely Frederick Whitaker; however, the indirect nature of these associations affords the place only moderate associative value. Of greater note are the property's local association with the Patton family and their retail enterprises, which confer some associative value on the place.</p>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<p>Level of Significance: High</p> <p>Explanation: 707-711 Grey Street has high 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. It features both residential and commercial buildings, which reflect the typical late 19th and early 20th century arrangement that small business owners had of living on their premises.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation,</i>	<p>Level of Significance: High</p> <p>Explanation: The villa at 707 Grey Street is of moderate significance as a surviving example of a typical 'late' bay villa. Its single bay form with its hipped roof and bullnose verandah, and associated decorative elements, demonstrates a typical pattern in residential housing provision and construction of the time.</p>

period, craftsmanship, or other design element.	<p>The building at 711 Grey Street also has moderate significance as a commercial building constructed c.1920s which is clearly connected to the adjacent house. Although the building was modified in the 1990s, the front elevation of the building, positioned on the footpath which was typical of commercial buildings of this period, retains its historic form and ornamentation, including fretwork that matches the dwelling.</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 and commercial premises at 707-711 Grey Street 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: 707 Grey Street is of moderate rarity as a good example of a common building typology, with many similar structures having been being demolished or highly modified.</p> <p>The building at 711 Grey Street has greater rarity as an example of an early 20th century commercial building that, while modified, retains its most significant historic features. Intact examples of such buildings are now very rare in 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: 707 Grey 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 at the rear reflect changes made for subsequent occupants and retained the original essence of the building.</p> <p>The building at 711 Grey Street has moderate integrity as it was modified in the 1990s; however, the front of the building, and its overall form and proportions, remain largely unchanged since 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: High</p> <p>Explanation: 707-711 Grey Street is located on the western side of Grey Street in Hamilton East. Both buildings are visible from the street, with the commercial building being constructed on the footpath and having a verandah to</p>
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	<i>provide shelter. The relationship between the buildings may not be immediately obvious, and the proximity of the two is slightly uncomfortable; however, they each contribute to the setting of the other and extend the overall significance of the site.</i>
ii. Landmark: <i>The historic place is an important visual landmark or feature.</i>	<p>Level of Significance: <i>Moderate</i></p> <p>Explanation: <i>711 Grey Street, in particular, has moderate significance as a local landmark due to its prominent streetfront position.</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: <i>High</i></p> <p>Explanation: <i>707-711 Grey Street makes an important contribution to the continuity and established built character of the street. It provides evidence of early residential and commercial development in this part of Hamilton.</i></p>
iv. Group: <i>The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<p>Level of Significance: <i>None</i></p> <p>Explanation: <i>707-711 Grey Street is not located within the Hamilton East Residential Character area. However, the two buildings on the property are, in and of themselves, a group that share a relative coherence of age and style, and a direct relationship.</i></p>

d. Technological Qualities	
i. Technological - <i>The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The buildings at 707-711 Grey Street have some technological significance for their use of construction methods and techniques that were common in the early 20th century.</i></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 events through investigation using archaeological methods.</i>	<p>Level of Significance: <i>Unknown</i></p> <p>Explanation: <i>While the buildings at 707-711 Grey Street were 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.</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>Level of Significance: <i>None</i></p> <p>Explanation: <i>707-711 Grey Street is not listed as a historic place with HNZPT.</i></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: <i>Moderate</i></p> <p>Explanation: <i>707-711 Grey Street makes a moderate contribution to the continuity and sense of place of the area, as an urban site with both residential and commercial buildings that has been occupied for over 110 years. It is likely to have significance to past occupants and their descendants, particularly to descendants of the Patton family. Beyond this, its specific significance to the local community is not known.</i></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,</i>	<p>Level of Significance: <i>Low</i></p> <p>Explanation: <i>The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.</i></p>

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.	
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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:	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 707-711 Grey 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 SA37/128 (1885)

CT SA142/17 (1907)
CT SA157/59 (1909)
DP 3978

Hamilton City Council Heritage Inventory Assessment Form Draft

717 Grey Street

Hamilton East, Hamilton



Figure 1: 717 Grey 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 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

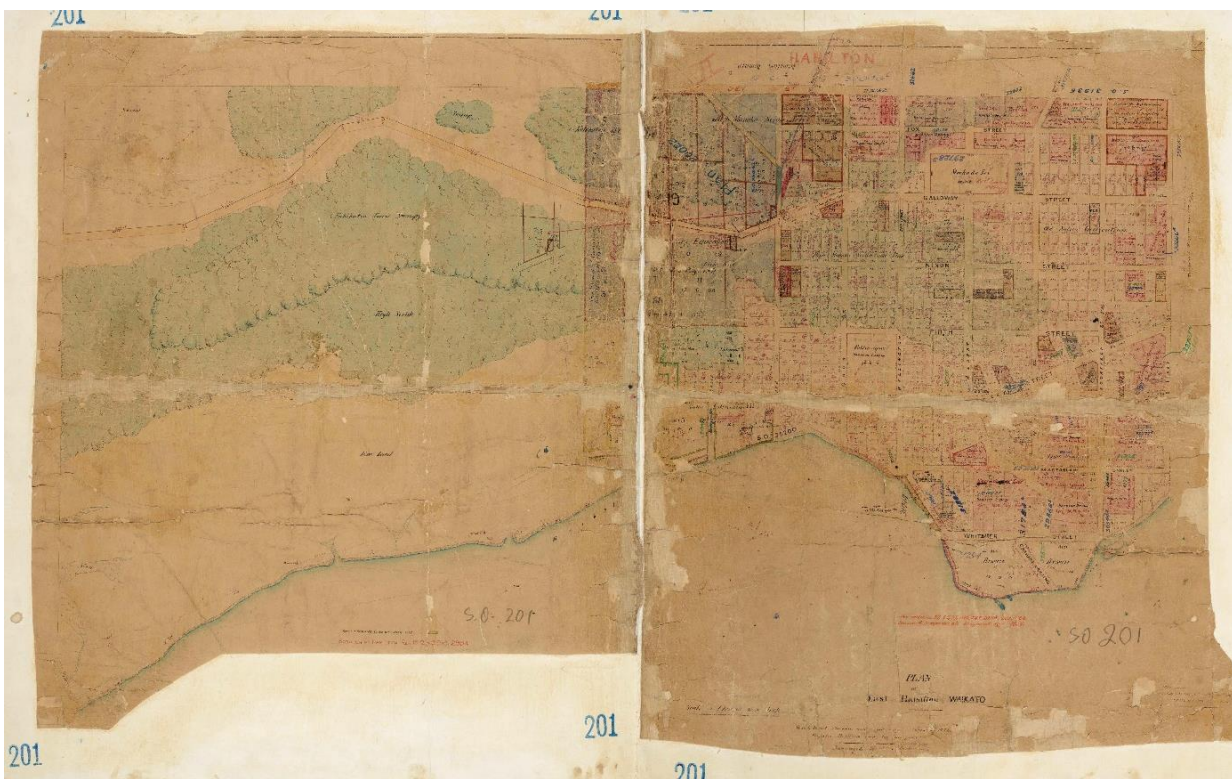


Figure 4: 1864 initial survey of Hamilton East by WA Graham, showing section allotments of one acre allocated to militiamen of the 4th Waikatos Regiment.

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>

The northern end of Grey Street, where 717 Grey Street is located, does not appear on Graham's map, being located to the north of the planned settlement in a swamp dominated by a Kahikatea Forest labelled 'Colonel Moulde's Selection'. Originally part of Heaphy Terrace, the stretch of road south of Claudelands Road was later renamed Grey Street, after Governor Grey.

The earliest Certificate of Title relating to the property at 717 Grey Street can be dated to 1885 and lists Kate Whitaker, wife of Frederick Alexander Whitaker, as the owner. The section of land in question was the entire block between the railway line (now Claudelands Road) to the north, Heaphy Terrace (now Grey Street) to the east, Te Aroha Street to the south, and River Road to the west.

Frederick Alexander Whitaker was the son of the well-known and nationally significant Frederick Whitaker (Figure 5). Whitaker senior was Waikato representative to Parliament (1876-1879)⁹, served as Attorney General of New Zealand six times,¹⁰ and served two stints as the Premier of New Zealand (1863-1864, and 1882-1883).¹¹ He appears to have been knighted for his services to the country in 1884.¹² During his premierships in the mid-19th century, Whitaker strongly believed that to uphold 'civilisation and progress' European settlers must have easy access to land.¹³ He urged ruthless pursuit of the war, and favoured large-scale confiscations of Māori land.¹⁴

The Certificate of Title records that Kate Whitaker took out a mortgage on the property. The year of the mortgage is illegible, but the month is September. As the Title was granted to her in January 1885, even if the mortgage had been in the same year, it was disassociated from the purchase of the land, possibly indicating construction of a building or similar kind of development.

The property was transferred from Whitaker Junior to Edmund Blackford Cox and John Stokes Edgecumbe in 1892. Cox and Edgecumbe then conveyed the property to Margaret Pilling, wife of Oswald Francis Pilling, in 1896. The Pillings took out two mortgages on the property before selling to James Rendell, draper, in 1904. Rendell was born in Dorsetshire, England, before arriving in New Zealand in 1880.¹⁵ Rendell took up residence in a number of places, including Auckland, Te Awamutu, and Raglan before eventually settling in Hamilton in 1899.¹⁶

It would appear that Rendell subdivided the large site into multiple smaller sections and sold them off from 1904 through to 1907. The section that would become 717 Grey Street had a new Certificate of Title formed, dated to 1907 (SA142/17). The diagram on this title indicates that the eastern half of the original section was still intact at this stage, but the area fronting Heaphy Terrace had been divided into smaller sections, with 717 Grey Street located on Lot 7. A survey plan also dated to 1907 (DP 3978, Figure 6), and listing Rendell as the landowner, shows the formal subdivision of the land facing onto Heaphy Terrace (which would shortly be renamed Grey Street).

Rendell conveyed Lot 7 to Mary Hood, wife of William Hood, in 1912. Hood then transferred the property to Mabel Milner in 1917. Milner then conveyed the property to Edith McGaffie in 1919, two

⁹ *Waikato Times*, Issue 641, 29 June 1876, Page 2

¹⁰ *Waikato Times*, Volume XIV, Issue 1181, 22 January 1880, Page 3

¹¹ <https://nzhistory.govt.nz/people/frederick-whitaker>

¹² *Waikato Times*, Volume XXII, Issue 1810, 12 February 1884, Page 2

¹³ <https://nzhistory.govt.nz/people/frederick-whitaker>

¹⁴ <https://nzhistory.govt.nz/people/frederick-whitaker>

¹⁵ *Waikato Times*, Volume 121, Issue 20346, 10 November 1937, Page 8

¹⁶ *Waikato Times*, Volume 121, Issue 20346, 10 November 1937, Page 8

years later. A number of other conveyances occurred during the mid to late 20th century, though none of these are of historic significance.



Figure 5: Frederick Whitaker Senior, father of Frederick Alexander Whitaker.
Source: Te Ara

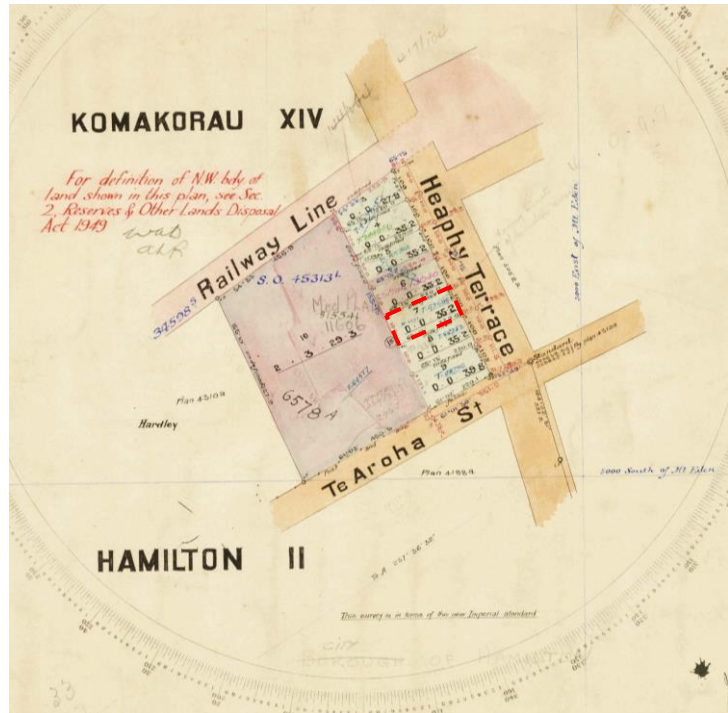


Figure 6: Snip of survey plan DP 3978 dated 1907, showing Lot 7 which would become 717 Grey Street.
Source: LINZ

It is difficult to estimate the exact construction date of the dwelling at 717 Grey Street; however, comparing the Certificate of Title and survey information with the extant buildings (discussed below), the dwelling was likely constructed between 1907-1912 when Rendell subdivided the land and sold it to Hood.

However, considering that the dwelling is a square villa, a typology which is known to have primarily been built in the late 19th century, there is a possibility that it may have been constructed earlier; and may align with the mortgage taken out by Kate Whitaker following conveyance to her in 1885; or with one of the two mortgages taken out by the Pillings.

2. Physical Description

2.1 Setting - Site Description

The property is located on the western side of Grey Street, formerly part of Heaphy Terrace, in Hamilton East. The surrounding area is almost entirely commercial and 717 Grey Street is therefore unusual within the surrounding built environment. Notably, it is now also used as a commercial premises. The size of the site seems to be unchanged since the 1907 subdivision.

2.2 Property Details

Legal Description: Lot 7 DP 3978

Parcel ID: 4284521

Current CT: SA187/164

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 717 Grey Street is an example of a square villa, constructed c.1885-1907.

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 also known as 'square villas' due to their square plan, with a central corridor and four rooms. They had hipped roofs, symmetrical street-facing facades, with full-length front porches and usually little decoration (though many restored early villas have since had decorations re-installed). Rusticated weatherboards, double-hung sash windows, and a separate porch canopy below the main roofline were common buildings elements for this type of villa.



Figure 7: Examples of 'early' or 'square' villas, built between 1880-1900.
Sources: Various

The building at 717 Grey Street has all the typical features of a square villa. It is a single storey structure of symmetrical form, with a hipped corrugated metal roof, bullnose verandah, and rusticated timber weatherboard cladding. The front door, with side and toplights, is positioned centrally, leading to a central corridor; and either side of the door are two identical triple double-hung sash windows. The same type of window can be seen on the side of the building.

Other than the fretwork and balustrading to the verandah, the dwelling does not have any decoration. and double-hung sash windows either side of a central front door. The position of coverboards on the side elevations indicate that the lean-to of the building has been extended over time, which is typical for a villa.

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: 717 Grey Street has links to nationally significant individuals, namely Frederick Whitaker, though the indirect nature of these associations affords the place only low associative value.
<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: 717 Grey Street has high significance with regard to historical patterns in the region. Although built after the initial settlement of the Hamilton East area, it is set in an urban landscape laid out on a grid system in 1864,

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: 717 Grey Street is of high significance as a surviving example of a square villa commonly built in the late 1800s. Its symmetrical form with its hipped roof and bullnose verandah, and associated decorative elements, demonstrates a typical pattern in residential housing provision and construction of the time. The triple double-hung sash windows are a particular feature of this villa, indicating a wealthier-than-average owner.</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: High</p>
	<p>Explanation: 717 Grey Street is of high significance as a surviving example of an intact square villa in a part of Hamilton that is now predominantly commercial. 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: High</p>
	<p>Explanation: 717 Grey Street is a well-preserved example of a square villa in Hamilton and is still highly intact in what appears to be largely original form.</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: 717 Grey Street is located on the western side of Grey Street in Hamilton East. It is visible from the street and is positioned on a section that has not been subdivided since 1907. The setting therefore moderately extends its value. However, the surrounding area is now predominantly commercial, which has impacted on visual character generally.</p>

<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: Low
	Explanation: 717 Grey Street has some significance as a local landmark which is likely somewhat recognised by the local community.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: High
	Explanation: 717 Grey 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.
<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: 717 Grey Street is not located within the Hamilton East Residential Character area, and therefore has no known group value.

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: 717 Grey Street has some technological significance for its craftsmanship and detailing. Very few remaining buildings of this typology retain their historic decorative features. However, these features were typical of the construction 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 dwelling at 717 Grey Street may have been constructed prior to 1900; and the area is known to have been occupied prior to 1900. Therefore, it may have some archaeological significance. The place is not registered on the ArchSite database.

<p><i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i></p>	<p>Level of Significance: None</p> <p>Explanation: 717 Grey Street is not listed as a historic place with HNZPT.</p>
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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: Moderate</p> <p>Explanation: 717 Grey Street makes a moderate contribution to the continuity and sense of place of the area, as an urban site, occupied for more than 120 years. It is likely to have significance to past occupants and their descendants. Beyond this, 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 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:	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 717 Grey 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 SA37/128 (1885)
CT SA142/17 (1907)
CT SA157/59 (1909)
CT SA187/164 (1912)
DP 3978

Hamilton City Council Heritage Inventory Assessment Form Draft

Roger Walker Designed House

913 River Road, Queenwood, Hamilton



Figure 1: The building at 913 River Road, 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.

Queenwood is a suburb which sits in the northeastern section of Hamilton city. The area developed in the mid-late 20th century as residential development spread outwards from the earliest established suburbs of the early 20th century.

The earliest reference for the property at 913 River Road is a 1927 Certificate of Title which shows that Kathleen Gertrude Hurd-Wood, wife of Gervase Alven Hurd-Wood, was the owner of a large strip of land to the immediate east of the Waikato River (SA458/97). The strip of land was transferred a number of times without much change in the mid-20th century, until it was conveyed to Hector Byron Sinclair, draper, in 1970 (SA11C/1266).

In 1973, Sinclair commissioned a formal survey plan to subdivide the sought-after riverside land and Lot 7, which would become 913 River Road, would be sold to Linden Properties Ltd. (Figure 2). Linden Properties then transferred the land to Frederick William Habberfield-Short in 1974. Roger Walker, architect, was likely commissioned by either Linden Properties in 1973 or Habberfield-Short in 1974 to design and construct the residence currently on site.

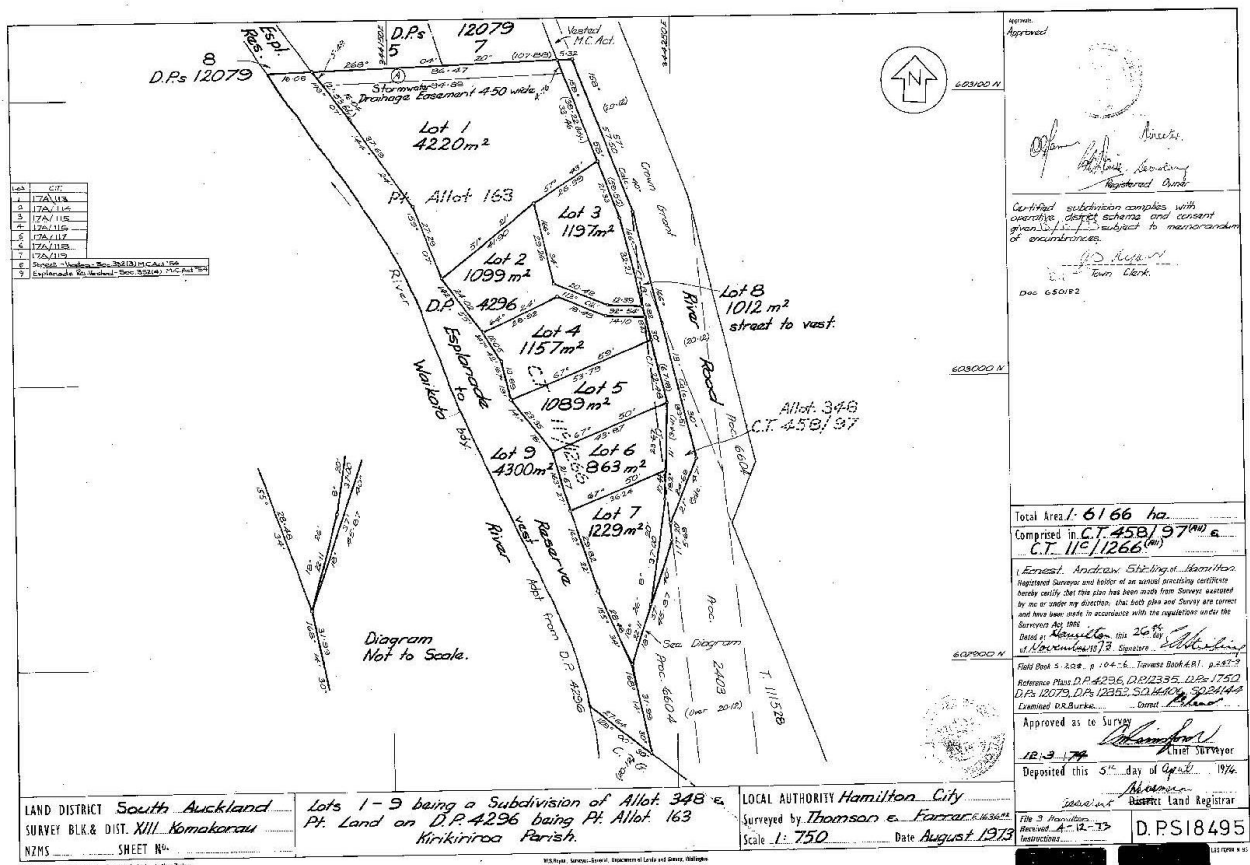


Figure 2: 1973 survey plan with Lot 7, which would eventually become 913 River Road, indicated.
Source: LINZ, DPS 18495

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.

Walker 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.

2. Physical Description

2.1 Setting - Site Description

The building at 913 River Road is located on the western side of River Road, overlooking the Waikato River. The building is easily visible from the street and has a fence which matches the architectural style of the building. The surrounding area is entirely residential.

2.2 Property Details

Legal Description: Lot 7 DPS 18495

Parcel ID: 4307810

Current Certificate of Title ref: SA17A/119

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 913 River 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 913 River Road was designed by Roger Walker. It appears to be a stripped back version of his typical playful style, with some of his favourite aesthetic flourishes present – such as steeply pitched roofs, unusual conservatories, and tower forms – but is missing many of the other elements which are characteristic of his work, such as use of colour, portholes, and a general eclectic assemblage of geometric forms (refer Figure 3). Large skylights penetrate the tiled roof at irregular intervals, and the roof of the “turret” is also glazed. The exterior of the building is clad in weatherboards with rendered buttresses supporting sections of the building. The garage, unusually, is the central form.



Figure 3: A sketch of a hillside home (left) and Park Mews (right), both by Roger Walker.
Source: NZIA

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: High
	Explanation: The place has high associative value for its connection to Roger Walker, one of New Zealand's most well-known and respected architects.
<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.	Level of Significance: Moderate
	Explanation: The place has moderate significance with regard to historic patterns in the region. It is an example of aspirate domestic architecture of the 1970s, and demonstrates the developing architectural tastes of the period.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: The building has moderate architectural significance as an example of Roger Walker's early work, although it lacks some of the more playful characteristics of his other designs. The steep roof pitches, buttress-like columns, and use of skylights are particularly distinctive.
<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: High
	Explanation: The building was designed by Roger Walker, one of New Zealand's most well-known and respected architects.
<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 Roger Walker's early work in Hamilton.
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods	Level of Significance: Unknown
	Explanation: Without original plans, it is not possible to verify the authenticity of the existing building. Given its

when important modifications or additions were carried out.	age, it is difficult to distinguish between additions, that may not be obvious, and the original.
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c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The significance of the dwelling at 913 River Road is moderately extended by the setting as the landscaping, including the boundary fencing, remains largely unaltered since the house was built, although the gardens have matured.</p>
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	<p>Level of Significance: None</p> <p>Explanation: The place has no particular landmark value, although it may be recognised by local residents.</p>
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	<p>Level of Significance: Moderate</p> <p>Explanation: 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-late 20th century.</p>
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate group value as one of a number of Roger Walker's works across Hamilton City and New Zealand.</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	<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>

technological or engineering history.	
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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.	<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>
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>Level of Significance: None</p> <p>Explanation: The place is not listed as a historic place with HNZPT.</p>

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.	<p>Level of Significance: None</p> <p>Explanation: The place is not known to be held in public esteem, or possess any symbolic or commemorative value. It is likely to have some significance to previous occupants and their descendants, but this does not confer any particular cultural value.</p>

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

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	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 913 River Road be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives

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

4.2 Historic Titles, Deeds and Survey References

CT SA70/9 (1894)
CT SA397/186 (1924)
CT SA1271/34 (1956)
CT SA8B/220 (1968)
CT SA59B/535-536 (1996)
DP 33642 (1946)
DPS 73478 (1996)

Hamilton City Council Heritage Inventory Assessment Form Draft

Fairfield Buildings

1004 Heaphy Terrace, Fairfield, Hamilton



Figure 1: The Fairfield Buildings at 1004 Heaphy Terrace.

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

Davies purchased 100 acres from Francis Richard Claude (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.

According to the 1864 survey map drawn up by William Australia Graham, the property at 3 Oxford Street was originally within the Kahikatea swampland to the north of the Hamilton East settlement. After the clearing of the swamp, Crown Grants were awarded. The Grant for the land that would come to encompass 1004 Heaphy Terrace is dated to 1884, and shows Francis Richard Claude (Figure 2) as the owner of a large section of land north of the established suburb of Hamilton East and on the eastern edge of the Waikato River (SA34/250). Claude leased 347 acres of land, including Allotment 212, to farmer George Edmonds in 1885, who mortgaged it that same year. In 1893 the deceased estate of George Edmonds was transmitted to his widow, Harriet Edmonds. This included two roads and multiple sections (178, 179, Pt. 181, and 210 – 213 and Pt. 214).

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



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



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

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

John Paterson the Elder also went on to build houses, working with his son John Paterson the Younger. Between 1921 and 1922 Lot 23 was subdivided by the Patersons' into a grid parcel structure with a street through the centre, which is now Oxford Street. In 1922 they advertised a new bungalow with 4 bedrooms for sale on Oxford Street, in the *Waikato Times*;³ and there are several other contemporary advertisements posted by the Patersons advertising bungalows in Oxford Street or wider Claudelands. The subject building, however, is not residential, but commercial; and is positioned on what was Lot 2, on the corner of Oxford Street and Heaphy Terrace, then named Grey Street. The date '1924' is recorded on the corner of the building's parapet, and is assumed to be its construction date. This corresponds with an advertisement posted in the *Waikato Times* in December 1924 which stated:

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

³ *Waikato Times*, 11 April 1922

*"Fairfield Buildings, rising suburb of Hamilton, very fine block of shops just completed; every convenience; for modern finish and every detail; nothing superior. Good opening for Chemist, Butcher, Boot Store, Draper, Fruiterer, Confectioner, Hairdresser. Rent low. Apply, PATTERSON."*⁴

The advertisement suggests that the Patersons' constructed the building but did not use it as a premises for their own business. Subsequent Certificates of Title show that, in 1937, the Patersons' still owned the majority of lots in their subdivision, including Lots 1 and 2 (SA697/245). In 1938, Paterson the Elder transferred the majority of these lots into the full ownership of his son, who owned the property until 1965 when he conveyed it to Sidney Jackson. Following this, Lots 1 and 2 were amalgamated and divided into four lots (DPS 9552); and this is when the current property boundaries of 1004 Heaphy Terrace (being Lot 3) were defined. A number of other conveyances are recorded in the latter 20th century, but none are of historic significance.

The building was occupied by the Farmers Trading Company for a period of time, and for 48 years until 2013 it was the premises of James R. Hill Funeral Directors, complete with space at the back for parking a hearse.⁵ The owners who purchased the building in 2018 also undertook earthquake strengthening.⁶

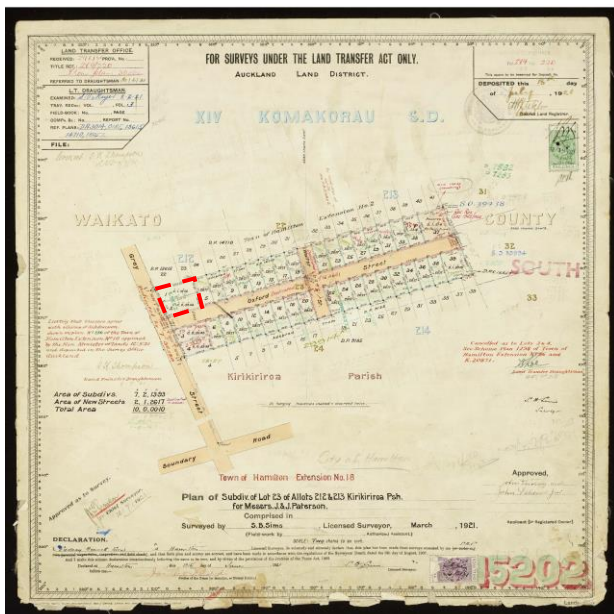


Figure 4: Survey plan DP 15202, 1921. Lots 1 and 2 at the corner of Grey and Oxford Streets are indicated. Part of Lot 2 would become 1004 Heaphy Terrace. Source: LINZ

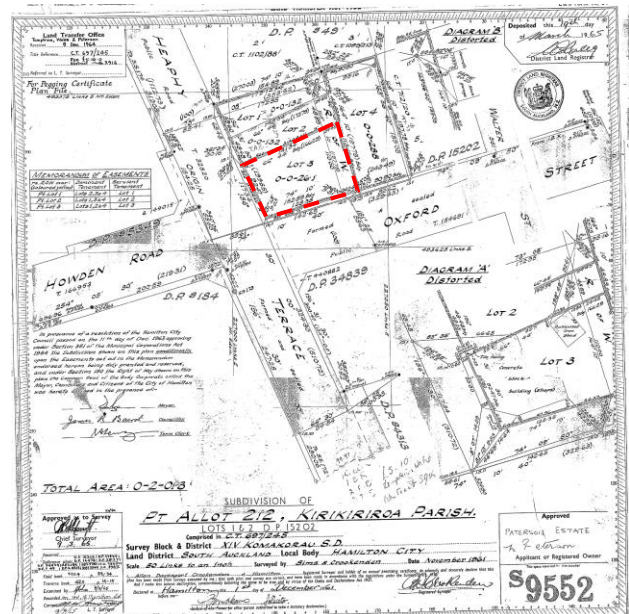


Figure 5: Survey plan DPS 9552 showing Lot 3 in 1965. Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The building is located at the corner of Heaphy Terrace and Oxford Street in the suburb of Fairfield, Five Cross Roads. The surrounding area is a mix of residential and commercial properties. The building is constructed up to the pavement, with elevations to both Heaphy

⁴ Waikato Times, Volume 98, Issue 16159, 8 December 1924, Page 4

⁵ Lewis, Geoff 'New Owners Didn't Have the Heart to Destroy a Historic Building', 2018

⁶ Lewis, 2018

Terrace and Oxford Street, and is therefore highly visible. The site was subdivided in 1965 to allow for further commercial development on land to the north of the property, and the building shares a party wall with the building immediately adjacent on this side.

2.2 Property Details

Legal Description: Lot 3 DPS 9552

Parcel ID: 4411698

Current Certificate of Title ref: SA13C/583

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 1004 Heaphy Terrace according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage New Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The Fairfield Buildings were designed in the stripped classical style – an architectural typology which was popular for commercial buildings at the time and embraces a "simplified but recognisable" classicism in its overall massing and scale while eliminating traditional decorative detailing.⁷ The building is rectangular in form, with elevations to both Heaphy Terrace and Oxford Street, and a chamfered corner. The one-storey rendered masonry building has a capped pedimented parapet, with embossed plaques bearing the name and construction date of the building. Pattress plates are evident to the parapet where earthquake strengthening works were carried out in recent years. The ground floor of the building appears to have some original fabric intact with tiles and original tenancy entrances visible, though these have been modified over time. The building has a canopy to the ground floor, with tie rods anchoring the canopy into the parapet above, which serves to give greater prominence to the parapet. There is a small extension to the building on Oxford Street. One of the building's original chimneys peeks over the parapet on this side.

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.*

⁷ Sennott, Stephen, Editor (2004). *Encyclopedia of Twentieth Century Architecture*. New York

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: 1004 Heaphy Terrace has moderate value deriving from its direct associations with locally known individuals, John Paterson the Elder and John Paterson the Younger. The property is part of a subdivision that was laid out by the Patersons', who were both builders; and is the only commercial building that they constructed in the subdivision. Paterson the Elder had previously worked in partnership with John McKinnon; and both men were prolific builders in the early decades of the 20 th century. Similarly, Paterson the Younger also had a prominent career as a builder.
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	Level of Significance: Moderate
	Explanation: is directly associated with historical patterns of development, settlement, and economic growth in the 5 Cross Roads suburbs of Fairfield and Claudelands. During the 1910s, 20s and 30s, the landscape that had been laid out after the swampy land was purchased and drained by Francis Claude was being transformed through multiple residential subdivisions to provide housing for the growing local population. The Patersons' development of Oxford Street and all of the lots there-in is an example of one such subdivision, conferring moderate significance on the properties therein, including 1004 Heaphy Terrace. The property also demonstrates the popularity of certain architectural styles at the time of its 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: High</p>
	<p>Explanation: The building has high architectural significance as a well-executed example of an early 20th century commercial building in the stripped classical style, of which there are few local examples. The height and elegant form of the parapet, and its prominent corner position, distinguish 1004 Heaphy Terrace from the other commercial buildings around it. The stripped classical detailing within the parapet serves to modestly embellish the building's design, while also having the functional purpose of providing the name and date of the building. While the building's aesthetics have been compromised by the signage (particularly that attached to the canopy) and the external placement of mechanical plant, these could easily be removed.</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: 1004 Heaphy Terrace was built by father and son builders, John Paterson the Elder and John Paterson the Younger. The Patersons' were well known in the early 20th century and made a locally significant contribution to the development of the Five Cross Roads suburbs of Fairfield and Claudelands. There is no record of an architect being involved in the design of the building at 1004 Heaphy Terrace. Paterson the Elder had worked with John McKinnon to construct some local commercial buildings before partnering with his son to subdivide and develop the properties in Oxford Street; and it is possible that he used this experience to design the building. Alternatively, the Patersons may have sought architectural advice when planning the building.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: There are few examples of stripped classical commercial buildings in Hamilton. 1004 Heaphy Terrace therefore has high rarity as an authentic example of an early 20th century building executed in this style in Five Cross Roads, and the wider Hamilton area.</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: Above the canopy, the building at 1004 Heaphy Terrace retains significant features from the time of its construction and relatively unmodified, with the exception of the parrass plats associated with the recent strengthening works. Below the canopy, the shopfronts have all been altered; however, this is normal for commercial buildings. Some original features remain intact, such as the tiled columns between the shops. The</p>

	extension to the building, while visible on Oxford Street, can be clearly read as a modification, and does not significantly compromise the overall integrity of the building.
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c. Context or Group Qualities	
<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property has moderate significance for its setting on a corner site at a prominent intersection.
<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 a highly-visible historic building on a prominent corner site which is likely well-known and recognised by the local community.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	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. It is also one of the original buildings constructed by the Patersons' in their subdivision of Oxford Street.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: 1004 Heaphy Terrace is part of a group of buildings constructed by the Patersons' in their 1920s subdivision of Oxford Street. Many of the residential buildings that the Patersons' built in this subdivision remain, with varying degrees of modification. As the only commercial building in the subdivision, it does not share a coherent in appearance or use with the properties on Oxford Street; however, when considered as a whole, the history and age of this collection of buildings amplify the heritage values of 1004 Heaphy Terrace and extend its significance.

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	Level of Significance: Low
	Explanation: The place has low technological significance as the materials and construction methodologies used were standard for the time period.

technique or has potential to contribute information about technological or engineering history.	
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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.	<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>
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>Level of Significance: None</p> <p>Explanation: The place is not listed as a historic place with HNZPT.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: The place has low cultural value as a local landmark which contributes towards a sense of shared identity in the local area. It has no known symbolic or commemorative significance; although, as it was the location of a funeral director for many years, it may have some significance to families of people who were attended to post-mortem in this location.</p>
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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 development of architectural building practices in the early 20 th century in the Hamilton area.

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that the Fairfield Buildings at 1004 Heaphy Terrace be scheduled in Plan Ranking: Category B.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives

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

4.2 Historic Titles, Deeds and Survey References

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

Hamilton City Council Heritage Inventory Assessment Form Draft

1188 Victoria Street

Whitiora, Hamilton



Figure 1: The building at 1188 Victoria 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 Whitiara, Maeroa, Beerescourt, and Forest Lake. 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.¹ Prior to that it was often referred to as 'No. 1', likely due to the No. 1 Company of Militia was based there.²

The earliest record found for the possible date of construction of 1188 Victoria Street is Deed 3W 56 which records a mortgage for the property between Munro and a Building Society in May of 1880. The Deed has a plan reference 359 (Figure 2) dated February 1922 which shows the subdivision of Lot 3 into three sections (1, 2 & 3). The property is also noted to have been adjacent to 'Jersey' Street prior to it being renamed Victoria Street. The Deed also refers to plan reference 711 (Figure 3) dated October 1922 which denotes the now smaller Lot 3 being subdivided again into two sections (1 & 2). This subdivision arrangement however appears to have been superseded as in 1924 Lot 3 is shown in four sections 1, 2, 3 & 4 (Figure 4).

The property stayed with Munro from 1880 until 1908, when Munro died and the property was conveyed to another Munro until 1917 when the property passed to Mac Diarmid. In 1922 the property was conveyed to Webster (Thomas Samuel) who appears to have mortgaged the smaller Lots from 1922-24. The Deed was closed in 1924 when a Certificate of Title was created under the Land Transfer Act reference Vol 402 Folio 257.

The 1924 Certificate of Title gives Thomas Samuel Webster, music teacher, as the owner of the whole of Lot 3 (Figure 4) between the Waikato River and now Victoria Street to the north of the established Hamilton West area (SA402/257). The Certificate of Title records Lots 2 & 3 being mortgaged to others. Section 4 is not mentioned in the Certificate, but that Webster kept Lot 1 (and the extant property) to himself, which was mortgaged through the New Zealand Branch Independent Order of Oddfellows Manchester Unity Friendly Society, and which would come to encompass 1188 Victoria Street. This is evidenced in the subsequent Certificate of Title dated to 1925 (SA410/128) showing the allocation of Lot 1. The property was then mortgaged in 1925 to

¹ paperspast.natlib.govt.nz. 13 November 1913.

² paperspast.natlib.govt.nz. 10 June 1922.

Considering the original Deeds references and the form and layout of the extant building, it was likely constructed in 1880 or soon after following the first recorded mortgage to Munro.

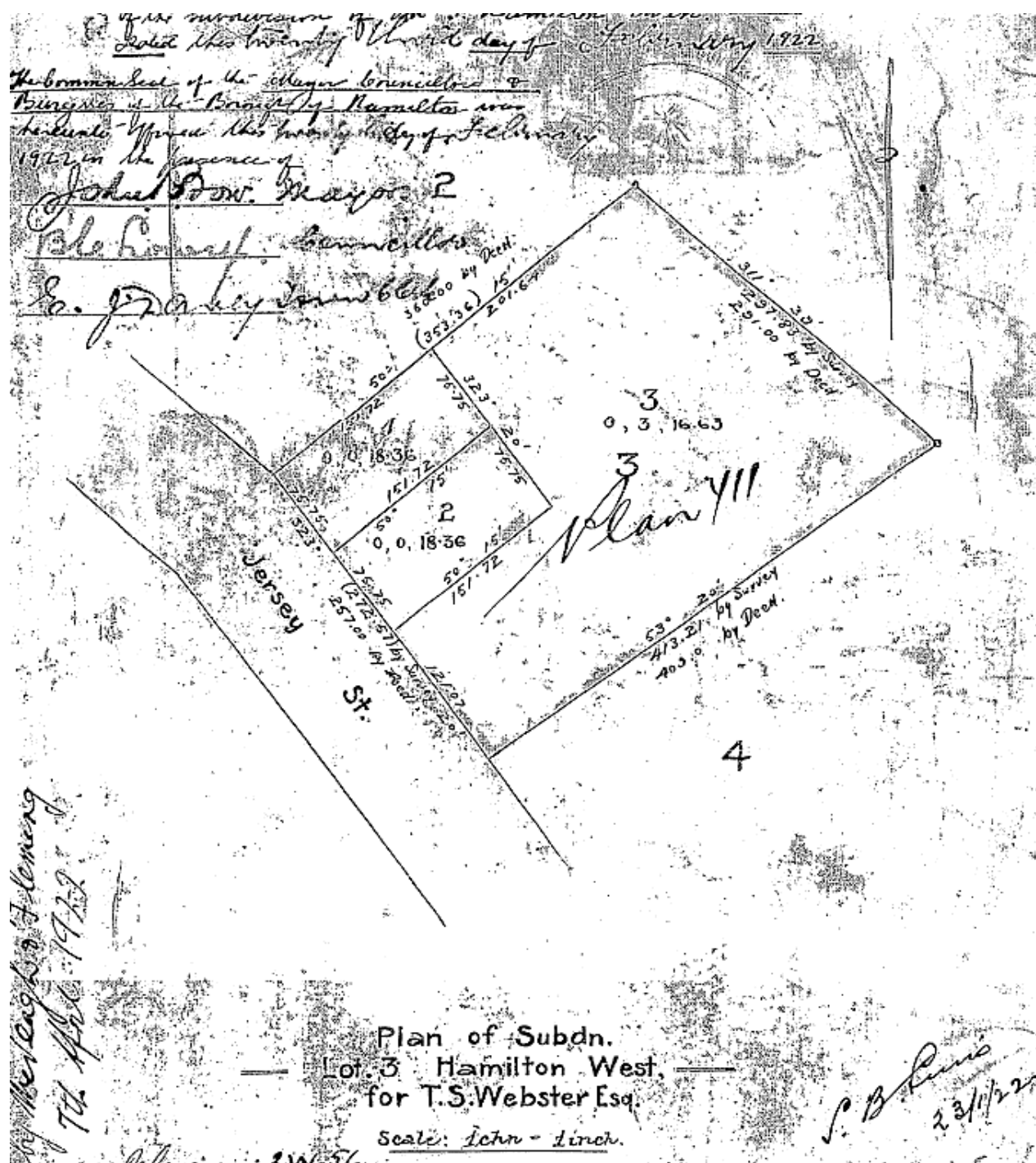


Figure 2: Survey plan 359 dated February 1922 from Deed 3W 56 showing Jersey Street and Lot 3 subdivision.



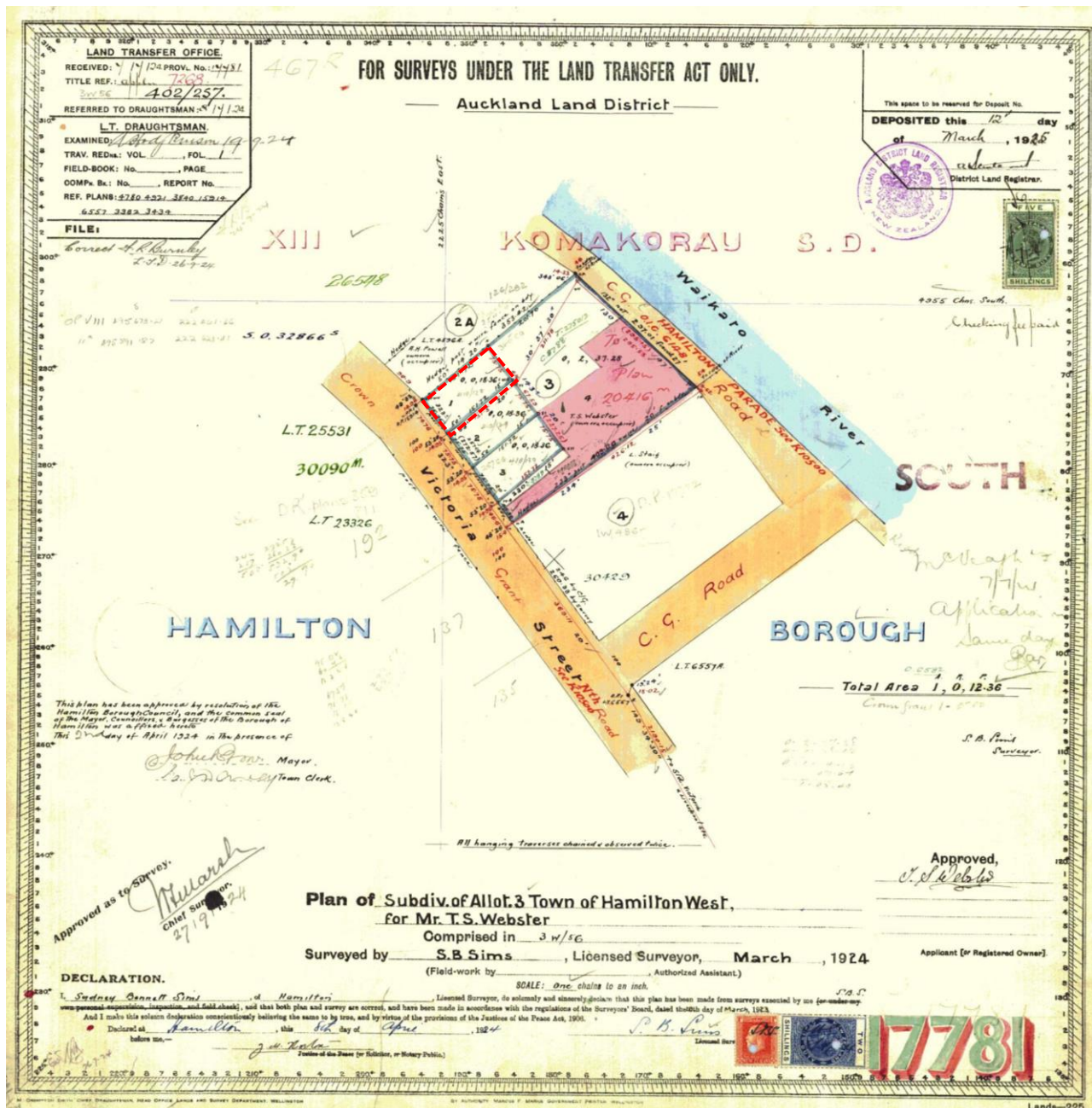


Figure 4: 1924 survey plan, Lot 1, which would eventually come to encompass 1188 Victoria Street, is indicated.
Source: LINZ, DP 17781

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the northwestern side of Victoria Street, in the suburb of Whitiara, at the edge of the Waikato River. The surrounding area is entirely residential, with some apartment complexes in the vicinity. The building is partially visible from the street, but is somewhat obscured due to the construction of a garage to the front of the property. The property appears to have not been subdivided since 1924.

2.2 Property Details

Legal Description: Lot 1 DP 17781

Parcel ID: 4399860

Current Certificate of Title ref: SA410/128

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 1188 Victoria Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014). The property is likely to be constructed on or soon after 1880 and would therefore be afforded protection under the Act.

2.4 Description of Building or Structures

The dwelling at 1188 Victoria Street belongs to the early bay villa archetypes, at a transition point between cottage to square villas and the emergence of the bay villa.

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

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 5 – 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 WW1 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 6: 'Typical' villas.
Source: Various

1188 Victoria Street is likely to be an early villa, constructed sometime between circa 1880, due to the existing records and its diminutive proportions and lack of decorative elements by comparison to the more elaborate early 20th century bay villas.

The building is single-storey, mainly rectangular in form, with a single projecting flush gable, without a bay window, to the front elevation. The gable has a small finial and plain fascia. Roof eaves are undecorated. The building has a hipped roof clad in corrugated metal and the exterior is clad in horizontal bevelled backed weatherboards.

There is a verandah to the street-facing elevation, with a sloping roof canopy clad in corrugated metal and decorative fretwork at canopy posts. The verandah single fall roof is unlikely to be original and would have likely had a bullnose profile or would have had hipped sides. The verandah posts themselves have some attached mouldings. The verandah also has a small timber balustrade which has decorative cross bracing, which is unlikely to be original.

The windows are mainly timber-framed double hung sashes, with small decorative mouldings beneath the sills. The window to the flush gable has been replaced with a more modern unit. The north west elevation has two double hung sash window units which are of different sizes and at staggered heights denoting some alteration.

The rear of the dwelling has a lean to extension. There is a separate modern small building immediately in front of the original house which obscures the view of the house from the roadway. The front garden hedging was removed after 2017 and a concrete blockwork wall installed which also obscures the view of the house from the roadway.

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: The place has is known to have 19th century associations with Thomas Samuel Webster a local landowner and music teacher and the New Zealand Branch Independent Order of Oddfellows Manchester

	Unity Friendly Society. These associations are of moderate significance to the development of Hamilton.
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.	Level of Significance: Moderate
	Explanation: The place has moderate significance with regard to historic patterns in the region. The property was subdivided from a large estate and sold off individually, a common practice in the late 19 th and early 20 th century. The property is also an example of domestic architectural development, being one of a group of later 19 th century square villas with single flush gable within Hamilton. The property demonstrates the social effects of the time through the architectural styles adopted by a private homeowner.

b. Physical/ Aesthetic / Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: Due to its design, form, and style, the building is of moderate significance as a distinctive and surviving example of the type of early residential square villa with single flush gable that were built in the later 19 th century in Hamilton. The building demonstrates a key period in residential housing development and construction of the time.
ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.	Level of Significance: Unknown
	Explanation: Neither the architect nor the builder of the dwelling are known.
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate
	Explanation: The place is of moderate significance as a surviving example of an early square villa with single flush gable which was developed to follow the fashions of the time. 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.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods	Level of Significance: Low
	Explanation: The place has retained an amount of its original features and fabric, although this is hard to

when important modifications or additions were carried out.	confirm without historic, however alterations have occurred which has impacted the overall integrity.
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c. Context or Group Qualities

<i>i. Setting:</i> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	Level of Significance: Moderate
	Explanation: The property has moderate significance locally for its setting, which has not been subdivided since 1924. Unfortunately the original gardens and frontage have been altered reducing the visual impact of the property. The property is likely to have been on its site since 1880.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: The place has no known landmark value.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Low
	Explanation: The place makes some 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 late 19 th century.
<i>iv. Group:</i> The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: The place has moderate group value as one of a small number of late 19 th century smaller villas in the Hamilton area.

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	
<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: Low</p>
	<p>Explanation: The building was likely to 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 also have some archaeological significance. The place is not registered on the ArchSite database. However, the building being pre 1900 and the early subdivision of land being already in use at the time of the first mortgage, qualify the place as having local archaeological significance.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

f. Cultural Qualities	
<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The building makes a contribution to the continuity and sense of place of the local area, as an urban site, and domestic dwelling occupied for approximately 140 years or more.</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 the potential to contribute to information about the development of architectural building practices in the late 19 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:	Low
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 1188 Victoria 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 SA402/257 (1924)
CT SA410/128 (1925)
DP 11781 (1924)

Hamilton City Council Heritage Inventory Assessment Form Draft

1212 Victoria Street

Whitiora, Hamilton



Figure 1: The building at 1212 Victoria 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 area north of the central city of Hamilton contains a number of suburbs, including Whitiora, Maeroa, Beerescourt, and Forest Lake. 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.¹ Prior to that it was often referred to as 'No. 1', likely due to the No. 1 Company of Militia was based there.²

The earliest record for 1212 Victoria Street is a Certificate of Title dated to 1897, which shows the District of Waikato Hospital and Charitable Aid Board as the owners of Lot 379, between Jersey Street (to be renamed Victoria Street) and the Waikato River to the north of the established Hamilton West area, among a number of other property investments across Hamilton (SA83/285). By 1922, the Board still own the same section of land, which has undergone no change in the two decades since (SA363/13). In 1936, the Board commission a formal survey plan to subdivide the section into three new properties (Figure 2) – a thin strip at the south of the original estate (Lot 1), a large central section which already had a large dwelling in its centre (Lot 2), and another section to the northern side of the original estate (Lot 3, which would become 1212 Victoria Street). The subsequent Certificate of Title shows that the Board retained ownership of Lot 3, took out a mortgage in 1934 to fund the building of a dwelling on site. The site and building were leased to Dermont Cleveland Street (SA738/281). The property would remain in the Street family until 1967.

The dwelling at 1212 Victoria Street was designed by Terence Phillip Vautier, a Hamilton architect, for Mr. Street as evidenced by drawings held on file (Figure 3).

¹ paperspast.natlib.govt.nz. 13 November 1913.

² paperspast.natlib.govt.nz. 10 June 1922.

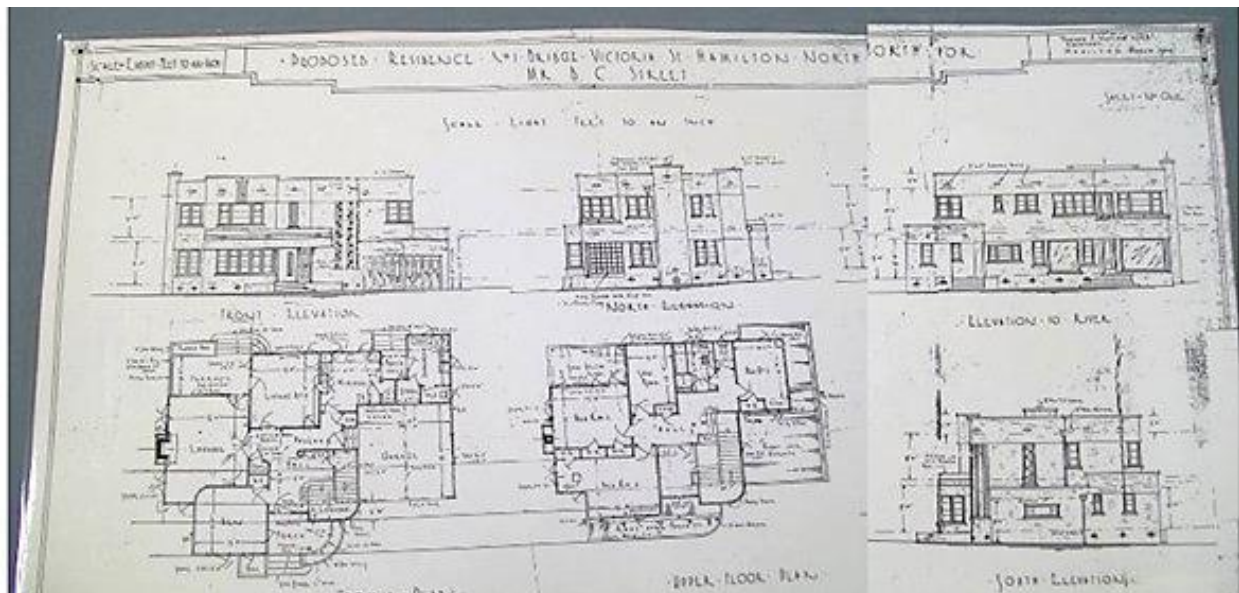


Figure 3: Drawings of the proposed residence for Mr. Street by Terence Vautier. Source: Alice Morris.

The following information on Terence Vautier (Figure 4) 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 4: Terence Vautier, 1970.
Source: M.C. Vautier



Figure 5: 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).

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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.

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

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

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

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

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

2. Physical Description

2.1 Setting - Site Description

The dwelling is located on the northwestern side of Victoria Street, in the suburb of Whitiara, at the edge of the Waikato River. The surrounding area is entirely residential, with some apartment complexes in the vicinity. The building is easily visible from the street. The property appears to have not been subdivided since 1936.

2.2 Property Details

Legal Description: Lot 3 DP 26548

Parcel ID: 4490616

Current Certificate of Title ref: SA31B/258

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 1212 Victoria Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The dwelling at 1212 Victoria Street belongs to the Art Deco typology. The basis for the Art Deco style was the principle of being 'true' to the building – to reveal the building structure rather than disguise it. The style became popular in Europe following the great '*Exposition Internationale des Arts Decoratifs et Industriels Modernes*' held in Paris in 1925, from which Art Deco takes its name. During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Art Deco houses first made their appearance here towards the end of the depression in the early 1930s and lasted into the 1940's following the conclusion of WW2. The Moderne movement was a parallel branch to Art Deco, which features on a more refined aesthetic. Characteristics of the Art Deco style include flat roofs, curving facades, geometric patterns, and vivid use of colour. The Moderne style follows the same principles but forgoes the more frivolous aspects of Art Deco, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance. The style also became popular for use in commercial buildings as well as residential dwellings.

The two-storey structure at 1212 Victoria Street has all the hallmarks of the style, with a flat roof, a combination of rectilinear and curving facades, a stucco render texture to the entire exterior of the building, and an emphasis of horizontal lines with relief detailing across the building. The building is timber framed and façades have a stucco cladding throughout. The building is highly visible from the road. The northeast elevation faces out towards the Waikato river. The roof is single pitched and hidden behind the roof parapets. The north east (rear) and south west elevation (street facing) have curved and right angled facades, and geometric window units throughout.

The street facing elevation features a curved central return with ground to first floor stairwell window formed with square glazing blocks. There is a flat roof which continues across the façade to form a balcony at first floor. The flat roof forms a projecting canopy with column support to the main entrance. Windows are casements and may not be original. The roof parapet and lower balcony feature a delicate capping course which has been highlighted with a dark colour, to juxtapose the plain stucco elevations. Original relief mouldings have been removed in the past. There is a delicate string course skirting detail in the stucco which is continuous across the facades above window heads at ground and first floor. There is a large garage (possibly original) attached to the side of the house at the southwest corner which appears to have been constructed in a sympathetic style to the dwelling.

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

Alterations to the building have recently been undertaken (c.2020), including replacement of the original timber windows with modern metal units. Windows at ground floor (south east) have been deleted from three down to two units in new positions. The upper floor at the south west has been altered with the wall line having been brought out to form a right angle where the building originally had a return and separate window. The two original windows at the south west upper floor have been deleted with now one off-set unit installed in their place (Figures 6 and 7). The upper floor south east window position has been brought in from the corner to mid-façade position. The south east balcony balustrade has also been increased in height with the original metal balustrade deleted. The result of the recent alterations means that the building has unfortunately lost parts of its original upper floor plan, layout, and historic features. Other

changes to the rear and sides of the building may also have been undertaken but cannot be confirmed.



Figure 6: 1212 Victoria Street c.2019.
Source: Google



Figure 7: 1212 Victoria Street c.2021.
Source: Google

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: Moderate</p> <p>Explanation: The building at 1212 Victoria 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 and the Waikato Hospital and Charitable Aid Board, giving moderate 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: 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 site was developed by the Waikato Hospital and Charitable Aid Board who had influence over the development of the area. The property is an example of domestic architectural development, being one of a group of 2-storey Art Deco styled houses, which are dispersed across Hamilton. The property demonstrates the social and economic effects of the time through the architectural styles adopted by a private homeowner at a grand scale.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Moderate
	Explanation: Due to its style, form and scale the building has moderate architectural significance as an example of an Art Deco building designed by a well-known local architect. The building is significant as an example of this phase of building design within Hamilton in the mid-20 th century. The use of the Art Deco style at this scale is of note for the City and region.
<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: Moderate
	Explanation: The building at 1212 Victoria 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>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 building at 1212 Victoria Street is an uncommon example of a vernacular Art Deco style building on a larger scale, giving it moderate rarity value for the Hamilton area.
<i>iv. Integrity:</i> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: Low
	Explanation: 1212 Victoria Street appears to have retained some of its original features. However recent modifications have reduced the overall integrity 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: The property has moderate significance for its setting, which has not been subdivided since 1936. The extant dwelling's footprint retains much of its original site layout. Despite the later changes, garage addition and modern landscaping, the property retains the visual character of the site and provides some value.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: The place has no known landmark value.

<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: 1212 Victoria Street makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Art Deco architectural design in this part of Hamilton.</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: 1212 Victoria Street has moderate 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 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. 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 was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed as a historic place with HNZPT.</p>

recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural:</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: 1212 Victoria Street makes a contribution to the historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, and their descendants.</p>

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

3.2 Assessed Significance

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

- a) Historic Qualities: Moderate
- b) Physical/Aesthetic / Architectural Qualities: 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 1212 Victoria 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 SA83/285 (1987)
CT SA363/13 (1922)
CT SA738/281 (1940)
DP 26548 (1936)

Hamilton City Council Heritage Inventory Assessment Form Draft

1335 Victoria Street

Beerescourt, Hamilton



Figure 1: Moderne residence at 1335 Victoria 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 the first established suburbs in the city, surveyed in 1864 by William Australia Graham. As the suburb flourished, other areas began to develop, albeit at a slower pace. 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 property at 1335 Victoria Street was conveyed to 'Gurnell' in 1886 and remained in the ownership of the Gurnell family until the first Certificate of Title for the land was created under the Land Transfer Act in 1931, which gives Robert Gurnell, farmer, as the landowner. Robert Gurnell died in 1935² and the property was conveyed to his daughter, Dorothy Jane Elizabeth Gurnell, in 1937. A survey plan which also dates to 1937 shows the estate, which occupied land on either side of Maeroa Road and its intersection with Great South Road (later to be renamed Victoria Street), being subdivided and prepared for sale as individual lots (Figure 2).

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

² Waikato Times, Volume 94, Issue 14751, 15 September 1921, Page 4

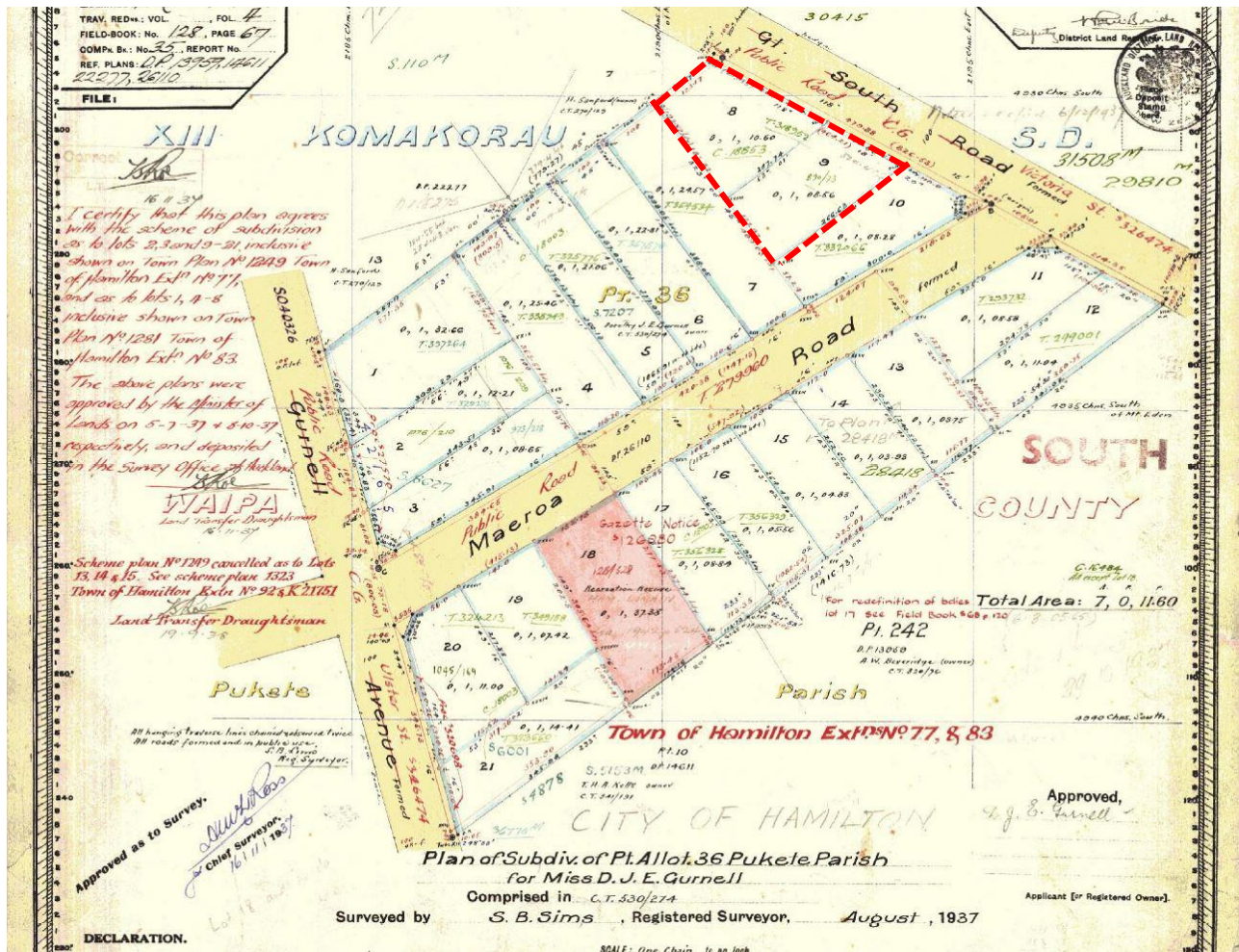


Figure 2: The Gurnell estate, surveyed and subdivided in 1937 for Miss D. J. Gurnell. Note the renaming of Great South Road to Victoria Street. Lots 8 and 9 which were sold to Vautier are indicated.
Source: LINZ, DP 27570

Lots 8 and 9 of the estate (1335 and 1331 Victoria Street respectively) were sold to Terence Philip Vautier of Hamilton, a local architect, in 1940 (SA727/24). Lot 8 (1335 Victoria Street) was sold in 1942 to Thomas Litchfield Danks (SA739/108), and Lot 9 (1331 Victoria Street) was sold to Mary Frances Blackie in 1947 (SA890-73). It could therefore be assumed that Vautier first worked on designing and constructing the extant building within Lot 8 from 1940-1942, before then moving on to construct the building at Lot 9 from 1942-1947.

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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 5: 1335 Victoria Street north facing curved section and pre 1961 extension to the right hand side (highlighted).
Source: WSP



Figure 6: c.2021 Aerial showing 1335 Victoria Street.
Source: HCC GIS Maps



Figure 7: c.1943 Aerial showing completed residence, SN1401 29081961
Source: Retrolens

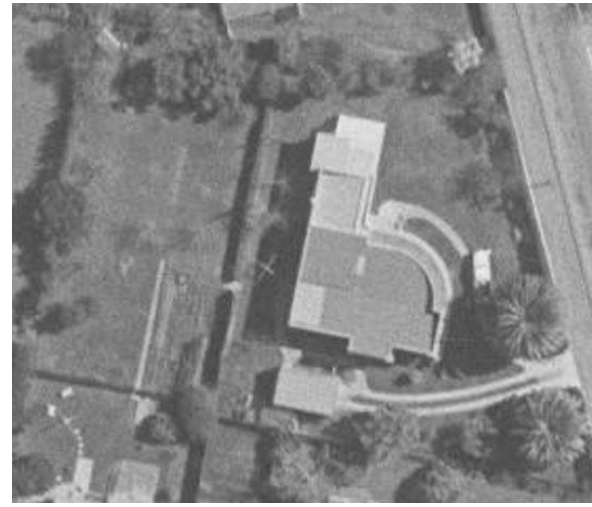


Figure 8: c.1961 Aerial showing extended residence, SN266 13031943
Source: Retrolens

2. Physical Description

2.1 Setting - Site Description

The building is located on the western side of Victoria Street in Hamilton East. A fence is located the front boundary of the property which partially obscures it from the street, however the building is still visible. The large site appears to have not been subdivided since the building was constructed. The surrounding area is a mix of commercial and residential properties, and its southern neighbour, 1331 Victoria Street, is also a Vautier building.

2.2 Property Details

Legal Description: Lot 8 DP 27570

Parcel ID: 4343235

Current CT: SA739/108

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 1335 Victoria Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

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 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, while closely related, follows the same principles as Art Deco but forgoes the more frivolous aspects of the style, such as the use of geometric patterns and colour, opting for a more 'streamlined' and 'sleek' appearance.

1335 Victoria Street is a single-storey Moderne styled residence built between 1940-1942. The building has a flat roof with raised parapets, with alternating rectilinear and curving projections, and a fenestration pattern which appears as a continuous 'ribbon' across the facade. The curved section the front elevation faces north to maximise natural light entry (Figures 5 & 6).

The building is unique among Vautier's projects as it is the only partially timber-clad Moderne structure, featuring weatherboard clad bays at either end of the original building. These end bays are raised slightly above the central section of the building. Between the two weatherboard end sections there is a long curving section of the façade with a smooth stucco rendered surface at ground level, which incorporates a double ribbon detail in raised plaster. The ribbon detailing is painted in a dark colour for contrast with the plain white façade. The parapet level of the curved section has a smooth stucco façade with vertical raised battens. The roof parapet features a delicate capping course which has been highlighted with a dark colour, to juxtapose the plain white elevations.

The ground level curved bay has a protecting verandah with post supports. Between ground level and parapet level is a projecting cornice which connects at the same height to the curved verandah. The cornice/verandah delineates the transition line between ground floor to roof parapet for the entire length of the elevations visible to the street front.

Windows are timber framed geometric casements throughout. The building features no other ornament or embellishment. The building is partially obscured from the road view by a fibre cement fence wall along the street facing curtilage, this was installed after 2015, prior to this there was a low picket fence and hedges.

While the use of the Moderne style in New Zealand and the Waikato region is widespread in both residential and commercial buildings, the dwellings were typically constructed on a much smaller scale (typically single storey). The exterior of the building appears to be in largely original

condition. The use of the Moderne style at this scale is of note for the City and region, and the dwelling's original condition make this a significant authentic example of its type.

Alterations to the building were undertaken prior to 1961 including an extension to the north west which although uses weatherboard cladding in keeping with the original building and has alternative window detailing denoting the change. The building has also been extended to the rear (southwest) and there is a large, attached garage to the south of the building both of which are not in keeping with the original design intention (Figure 6). The result of the alterations means that the building has unfortunately lost part of its original ground floor historic features where the extensions intersect with the original building.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
i. 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.	Level of Significance: Moderate
	Explanation: 1335 Victoria 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 1930's and 1940's.
ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history,	Level of Significance: Moderate
	Explanation: 1335 Victoria Street has moderate significance with regard to local historical patterns. Built

including development and settlement patterns, early or important transportation routes, social or economic trends and activities.	in a suburb which didn't begin to develop until the mid-20 th century, the place is an example of the preference for Art Deco and Moderne styled residences built during this time, as opposed to the simplistic timber framed houses of the late 19 th and early 20 th century in other suburbs which were established earlier. The place also gives evidence of the practice of architects purchasing multiple lots of land, designing residences for clients on each section, and then selling these properties off one-by-one as each building is completed. The property demonstrates the social and economic effects of the time through the architectural styles adopted by a private homeowner at a grand scale.
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b. Physical/ Aesthetic / Architectural Qualities	
i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: Moderate</p> <p>Explanation: 1335 Victoria Street is of high significance as a surviving example of a mid-20th century Moderne styled private residence built in the 1930's and 1940's in Hamilton. However, it is unique in that it is clad in weatherboards and not entirely textured plaster/render which was much more typical for the style.</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>Level of Significance: Moderate</p> <p>Explanation: 1335 Victoria 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 1930's and 1940's.</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>Level of Significance: High</p> <p>Explanation: 1335 Victoria Street is an uncommon example of a vernacular Moderne style building constructed using timber weatherboard cladding, giving it high rarity value for the city and region.</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: Low</p> <p>Explanation: 1335 Victoria Street appears to have some authenticity and integrity, retaining some of its original features. However the extensions to the building have reduced the overall integrity of the building with some loss of original façade detailing and historic fabric.</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>	Level of Significance: Moderate
	Explanation: The property has moderate significance for its setting. 1335 Victoria Street is located on the western side of Victoria Street and is visible from the street, though is partially obscured by a fence to the street frontage of the property. The neighbouring property (1331 Victoria Street) is also a Vautier designed building, the land for which was purchased at the same time as 1335 Victoria Street.
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	Level of Significance: None
	Explanation: 1335 Victoria Street has no known landmark value.
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	Level of Significance: Low
	Explanation: 1335 Victoria Street makes a contribution to the continuity and established built character of the neighbourhood by providing evidence of material use and vernacular Moderne architectural design in this part of Hamilton.
<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: 1335 Victoria Street has moderate group value as one of a number of remaining Vautier residences across Hamilton city, and as one of a number of Moderne styled residence in the area.

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: 1335 Victoria Street has low technological significance associated with its standard craftsmanship and use of materials for the time period in which it was constructed.

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events:</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 was constructed after 1900, the area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database. Pending further investigation or research, the exact significance of the place is currently unknown.
<i>ii. HNZPT:</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: 1335 Victoria 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 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: 1335 Victoria Street makes a contribution to the historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have used it, or their descendants.

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	Level of Significance: Low
	Explanation: The building has some potential to contribute to information about the design and

<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>	<i>construction of residential Moderne styled dwellings in the mid-20th century in the Hamilton area.</i>
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3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 1335 Victoria 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

DI 3W-348

CT SA530-274 (1931)

CT SA696-281 (1937)

CT SA721-219 (1939)

CT SA727-24 (1940)

CT SA739-108 (1940)

Hamilton City Council Heritage Inventory Assessment Form Draft

Anglesea Street Retaining Wall

Anglesea Street, Hamilton Central, Hamilton



Figure 1: The Anglesea Street retaining wall, constructed as part of the Garden Place project in 1931.

1. Historical Summary

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

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

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

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

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

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

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

The construction of the Anglesea Street wall is intricately entwined with the history of Garden Place, and it's previous use as a pā site. The following history of Garden Place is provided by Hamilton City Libraries:

Pre-European History

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

Arrival of Europeans

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

houses, it was largely occupied by plants and trees. The Hamilton Beautifying Society was formed and began to tidy up the hill. A rose covered pergola was built and became a popular gathering place for the community.

Removal of Hill

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

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



Figure 2: Garden Place hill prior to removal, 1924.
Source: HCL, ID: HCL_08341



Figure 3: Building the Anglesea Street 'cutting', 1931.
Source: HCL, ID: HCL_00177



Figure 4: Driving through the new Anglesea Street cutting, c.1930's.
Source: HCL, ID: HCL_03312



Figure 5: The Anglesea Street 'cutting', 1932.
Source: HCL, ID: HCL_13932



Figure 6: The Anglesea Street 'cutting', 1935.
Source: HCL, ID: HCL_03310



Figure 7: Clearing Garden Place, c. 1939. The Anglesea Street wall is visible in the distance.
Source: HCL, ID: HCL_09303



Figure 8: The clearing of Garden Place shown in an aerial, 1939. The Anglesea Street wall is evident at the bottom of the image.
Source: ATL, Whites Aviation



Figure 9: View from the top of the Anglesea Street wall, 1968.

Source: HCL, ID: HCL_03155



Figure 10: The Anglesea Street wall, c.1970's.

Source: HCL, ID: HCL_M00290.3



Figure 11: Carparking in Garden Place, 1963. The Anglesea Street wall is visible in the distance.

Source: HCL, ID: HCL_03413



Figure 12: Removal of carparking in Garden Place, 1973. The Anglesea Street wall is visible in the distance.

Source: HCL, ID: HCL_03413

2. Physical Description

2.1 Setting - Site Description

The Anglesea Street retaining wall is located on the western side of Anglesea Street, between its intersection with Collingwood Street and Caro Street. The street slopes gently upwards to the north and runs in a straight line. The surrounding area is a mix of commercial and recreational spaces. The wall is clearly visible from the street and is a landmark of sorts in the area.

2.2 Property Details

N/A

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 the location of the wall 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 wall is approximately 248 metres long and 11 metres high at its tallest point.¹ The wall is tapered, gradually increasing in height in its centre and sloping away at either end. The wall is made from reinforced concrete and is sloped back away from the road. The structure has been used as a canvas for artworks and installations due to its size and visibility. A handrail runs along the top of the wall, which also serves as a walkway. A pedestrian walkway also exists at the bottom of the wall.

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.*

¹ <https://www.rnz.co.nz/news/national/406759/hamilton-wall-to-become-one-of-new-zealand-s-largest-murals>

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: High</p> <p>Explanation: The place has high associative value for its connection to well-known local politicians and civil servants at the time, such as Mayor F. R. Fow who endorsed the original construction project, and Borough Engineer Jim Baird who also served on the City Council in his later years.² The setting of the cutting was originally a Pa site and construction destroyed the historic fabric of the historic site which was likely of regional importance.</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: The place has moderate significance with regard to historic patterns in the region. The cutting was created when Garden Hill was removed, a new road was put through, and Garden Place was created in the city centre. The construction of the wall and cutting is an example of an important regional infrastructure project required due to increased vehicle ownership and commercial development of the city for the time period.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The wall itself has some architectural significance for its scale and design. The tapering and sloping design of the wall gives it an elegant and sinuous aesthetic compared to the rectilinear right-angled structures which often are constructed as part of this typology. However, the use of the place also has some aesthetic value due to its ornamentation by local artists as a canvas for art installations.</p>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The design has moderate significance as the construction of the wall was overseen by Jim Baird, Borough Engineer who made significant contribution to the development of the city.</p>

² <https://heritage.hamiltonlibraries.co.nz/objects/49/anglesea-street-cutting>

iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: The place has high rarity value as a unique local infrastructure landmark in the centre of the city.
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: The place has moderate integrity value. It has retained its original form and materiality since construction, although is superficially modified through surface decoration.

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: High
	Explanation: The place has high significance for its setting. The wall was constructed where Garden Hill, and a pā site, once existed. The surroundings of the site are integral to understanding its local heritage significance. The site has special significance for local hapu groups.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: High
	Explanation: The wall is large, highly visible, and well-known by the local community giving it high landmark value. The site has special significance for local hapu groups.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: High
	Explanation: The wall makes a contribution to the continuity and established built character of the city as an example of early infrastructure works in the area.
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: None
	Explanation: The place has no known group value.

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: The place has moderate technological significance as a large-scale civil construction for the period within the city of Hamilton. The construction was not without difficulty from slips and closures during the works. The spoil from the cutting provided materials for other civil works within the city during the time of construction.</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 events through investigation using archaeological methods.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: The site was known to have been occupied by a pā prior to European settlement, however any archaeological evidence within the cutting was likely to have been destroyed during the works in the 1930's. Due to the presence of human occupation of the area prior to 1900, there is potential for archaeological materials to be present behind the concrete wall and within the soils surrounding the site. Subject to further investigation, the archaeological significance of the overall site is unknown.</p>
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</i>	<p>Level of Significance: None</p> <p>Explanation: The place 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</i>	<p>Level of Significance: High</p> <p>Explanation: The place has high cultural value as a feat of early 20th century engineering in Hamilton, as a well-known local landmark which is held in high esteem by some, especially by local artists who have used the wall as a canvas for various paintings and art installations. The social and economic conditions of the Great Depression</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.	made this scheme an important source of relief work for several hundred men and their families. The site also has special significance for local hapu groups Ngaati Wairere, Ngaati Hauaa, Ngaati Mahanga, Ngaati Tamainupo, and Ngaati Koroki. It is the last trace of a hill known as Te Koopuu Mania o Kirikiriroa (the smooth [belly or womb] of Kirikiriroa) which was later called Garden Place. The hill is seen by mana whenua as sacred and a place of historical and modern day learning. ³
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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 potential to contribute to information about the history of infrastructure development in the Hamilton area during the early and mid-20 th century.

3.2 Assessed Significance

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

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

³ <https://creativewaikato.co.nz/sites/default/files/Te%20Koopuu%20Artist%20Brief.pdf>

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 Anglesea Street Retaining Wall 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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

B Block Building, Waikato University

Waikato University Campus, Hillcrest, Hamilton



Figure 1: B Block building in the Waikato University Campus.

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 Hillcrest sits in the southeastern section of Hamilton city, to the east of Hamilton East. The area was formerly known as Steele's Hill, named after Capt. W. Steele, leader of the No. 4 company of the 4th Waikato militia regiment.¹ Steele was in the advance party that landed on August 25, 1864, and as a captain, he was given 121 hectares at Hillcrest, which he added to and farmed successfully.² However, he lost heavily through his involvement with the Waikato Land Association's ambitious scheme to drain the Piako swamp and by 1889, he was forced to sell up.³ By the early 1900's, much of the land was covered in orchards. It was named Hillcrest by the Waikato County Council in the 1940's when the area began developing as a suburb and eventually became a part of Hamilton in 1949. Significant development took place in the suburb during the 1950's and 1960's.

In 1964, the University of Waikato was established after many years of energetic lobbying by a group of Hamilton locals, determined to have a university in their city.⁴ To begin with, facilities were sparse, but in early 1965 new buildings were officially opened by then Governor-General Sir Bernard Fergusson.⁵ The campus covers 65 hectares and was originally designed by architect John Blake-Kelly, set amidst tranquil gardens, lakes, and sports grounds.⁶ Blake-Kelly served as Government Architect, also known as the head of the Architectural Division of the Public Works Department, between 1971-1973.⁷ The following information is provided by HNZPT on his architectural legacy:

Prior to his posting as Government Architect in 1971-1973, Blake-Kelly had had a long career as an architect in the Public Works Department, (later known as the Ministry of Works).

¹ William Steele (1831-1898), *Waikato Times* (2011)

² William Steele (1831-1898), *Waikato Times* (2011)

³ William Steele (1831-1898), *Waikato Times* (2011)

⁴ <https://www.waikato.ac.nz/about/history>

⁵ <https://www.waikato.ac.nz/about/history>

⁶ <https://www.waikato.ac.nz/about/history>

⁷ <https://www.wellingtoncityheritage.org.nz/architects/government-architect>

Blake-Kelly was born in Auckland in 1913. Upon graduating Bachelor of Architecture from the Auckland University in 1937, he joined the Public Works Department as a draughtsman in the Auckland office. It was in this capacity that he designed the Mount Albert Telephone Exchange, New North Road (1941), and the Musick Memorial Radio Station at Howick (1941). At about this time, his designs were awarded third place in competitions for Auckland's Anglican Cathedral and the Michael Joseph Savage Memorial.

After the Second World War, in which he served in the Royal Navy, Blake-Kelly was posted to the new position of 'sectional architect' in Wellington. Here he was involved in the development of post-primary schools (built as Taita and Mana College). These came to be used as a national standard. In 1952, Blake-Kelly was appointed District Architect, Wellington, where he was involved in Government projects from Gisborne to Nelson and Marlborough. During this period he was involved in the development of fair-faced concrete. Seven years later he was appointed Assistant Government Architect, responsible to the Government Architect for design and construction of Government works including projects of considerable magnitude such as the science schools for Canterbury, Massey, and Auckland Universities. He was also closely associated with the design of Auckland's Paremoremo Maximum Security Prison (1969) and, as chairman of the Planning Executive Committee, was responsible for design direction of the Auckland International Airport Terminal Buildings (1971).



Figure 2: The beginnings of B Block under construction, 1965.
Source: A. E. Graham



Figure 3: B Block under construction, 1965.
Source: A. E. Graham



Figure 4: Aerial view of the Waikato University Campus, including B Block (indicated), 1969.
Source: Fairfax



Figure 5: Aerial view of the Waikato University Campus, including B Block (indicated), 1969.
Source: Whites Aviation, ID: WA-68221-G



Figure 6: The completed B Block Building, 1970.
Source: University of Waikato

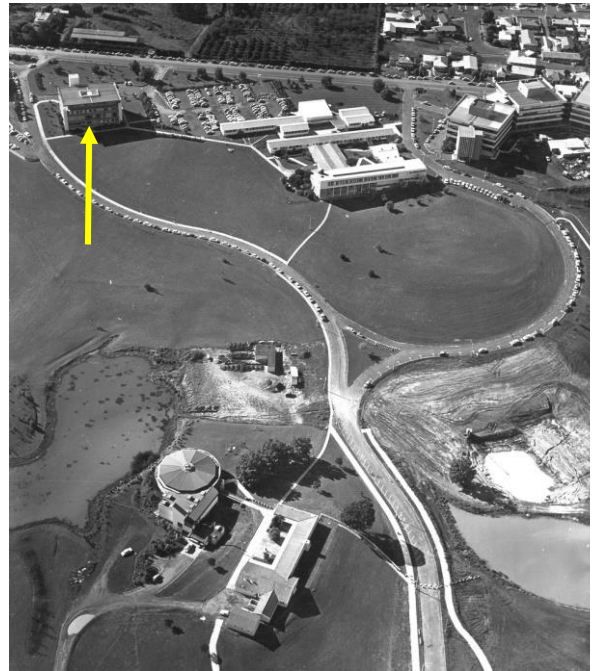


Figure 7: Aerial view of the Waikato University Campus, including B Block (indicated), 1972.
Source: Waikato Times



Figure 8: Aerial view of the Waikato University Campus, including Block B (indicated), 1979.
Source: Fairfax

2. Physical Description

2.1 Setting - Site Description

The B Block building is located within the Waikato University Campus, off Hillcrest Road, in the suburb of Hillcrest, Hamilton. The building is surrounded by greenery on all sides with a carpark located to its eastern side and road access to both the south and north elevations. There is considerable distance between B Block and adjacent buildings, giving it landmark value as a standalone structure. Aerial images show a shorter structure has been constructed to the southern elevation.

2.2 Property Details

Legal Description: Part Lot 23 DP 3544

Parcel ID: 4489828

Current Certificate of Title ref: Various

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 on the Waikato University Campus 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 B Block building was designed by Government Architect John Blake-Kelly in the Modern Movement style which was popular at the time. The Modern Movement first came to New Zealand in the 1930's, having first emerged overseas. 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 modular forms. Modernism championed the idea that 'form follows function' – that the functions of a building should be architecturally expressed, and modern materials like steel, concrete and glass should be used to create open plan and light-filled interiors. After the Second World War the modernist language became the dominant architectural style for decades to come, especially for civic and commercial buildings. One of its leading advocates was the Austrian émigré Ernst Plischke, active in New Zealand during the mid-20th century. Another key contributor was Government Architect between 1952-1959, Gordon Wilson, who designed a number of modern slab government office buildings, where the load of a building is carried by internal pillars and beams, leaving the walls to be clad in lightweight materials like glass, which maximised lighting to the interior of the building.

The B Block building has all the hallmarks of the Modern Movement style, including a flat roof, simple rectangular form, curtain glass walls to the exterior, strong emphasis on clean lines, a total lack of any embellishment and decoration, and structural expression – concrete is left exposed and the floor slabs of the building are clearly expressed. The building is four storeys high, with the top storey 'open-air' with an exposed walkway to the exterior. To the east elevation of the building, a large vertical clocktower sits adjacent to the building which creates a juxtaposition between the horizontal lines of the main building.



Figure 9: B Block as seen from the adjacent car park.



Figure 10: Aerial of the Waikato University Campus with the B Block building (recommended extent of scheduling) indicated.

Source: HCC Aerials

3. Evaluation⁸

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: High
	Explanation: The place has high associative value for its connection to Government Architect John Blake-Kelly, and the University of Waikato.
<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 establishment of educational facilities is an important local pattern of development; and the establishment of the University of Waikato was regionally significant.

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

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The place has high architectural significance for its Modern Movement style, designed by Government Architect John Blake-Kelly. The building has all the distinctive hallmarks of a Modern Movement building, including simple rectangular form, curtain glass walls, clean lines and structural expression on the exterior, and a total lack of any superfluous embellishment or decoration.</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 B Block building was designed by Government Architect John Blake-Kelly, who served in the role from 1971-1973.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place has moderate rarity value as an authentic Modern Movement building which is still in its original use.</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 unchanged since its construction in the 1970's.</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 as part of the wider University of Waikato campus established in the 1960's.</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 as a recognised building within the University of Waikato campus.</p>

<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The place makes a contribution to the continuity of the University of Waikato campus, which is an important feature of the neighbourhood.</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 building is one of many that were purpose built for the University of Waikato in the mid-to-late-20th century. Many of these buildings have been modified, but can be read as a group that share a common age, place and purpose, which extends the significance of B Block.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The place has some technological significance for its use of materials and construction methodologies, which were relatively standard for the time period.</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: 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>
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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: Moderate</p> <p>Explanation: The place has moderate cultural significance for generations of students who have studied at the University of Waikato; and contributes to the sense of place and community within the University campus.</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 development of educational architectural design in the mid to late 20th century in the Hamilton area.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	High
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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the B Block Building (only) at the Waikato University Campus 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

Hamilton Historic Cemeteries Heritage Walks, Lynette Williams (2013)

Papers Past

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

Former Courthouse

136 Pembroke Street, Hamilton Lake, Hamilton



Figure 1: The former Courthouse building, now a set of flats at 136 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 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>

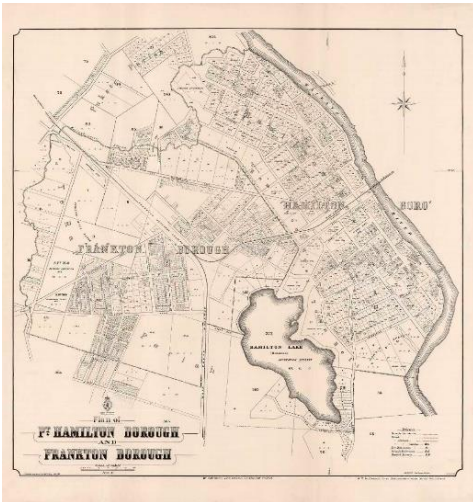


Figure 2: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 3: A man rows across Lake Hamilton, 1906.
Source: HCC Archives

The property at 136 Pembroke Street was originally encompassed within Allotment 210 which, along with the neighbouring Allotment 370, was allocated to James Williamson in 1877 (SA12/255). These allotments bordered the southern end of Hamilton Lake, as shown in survey plan SO 387A-2 (4).

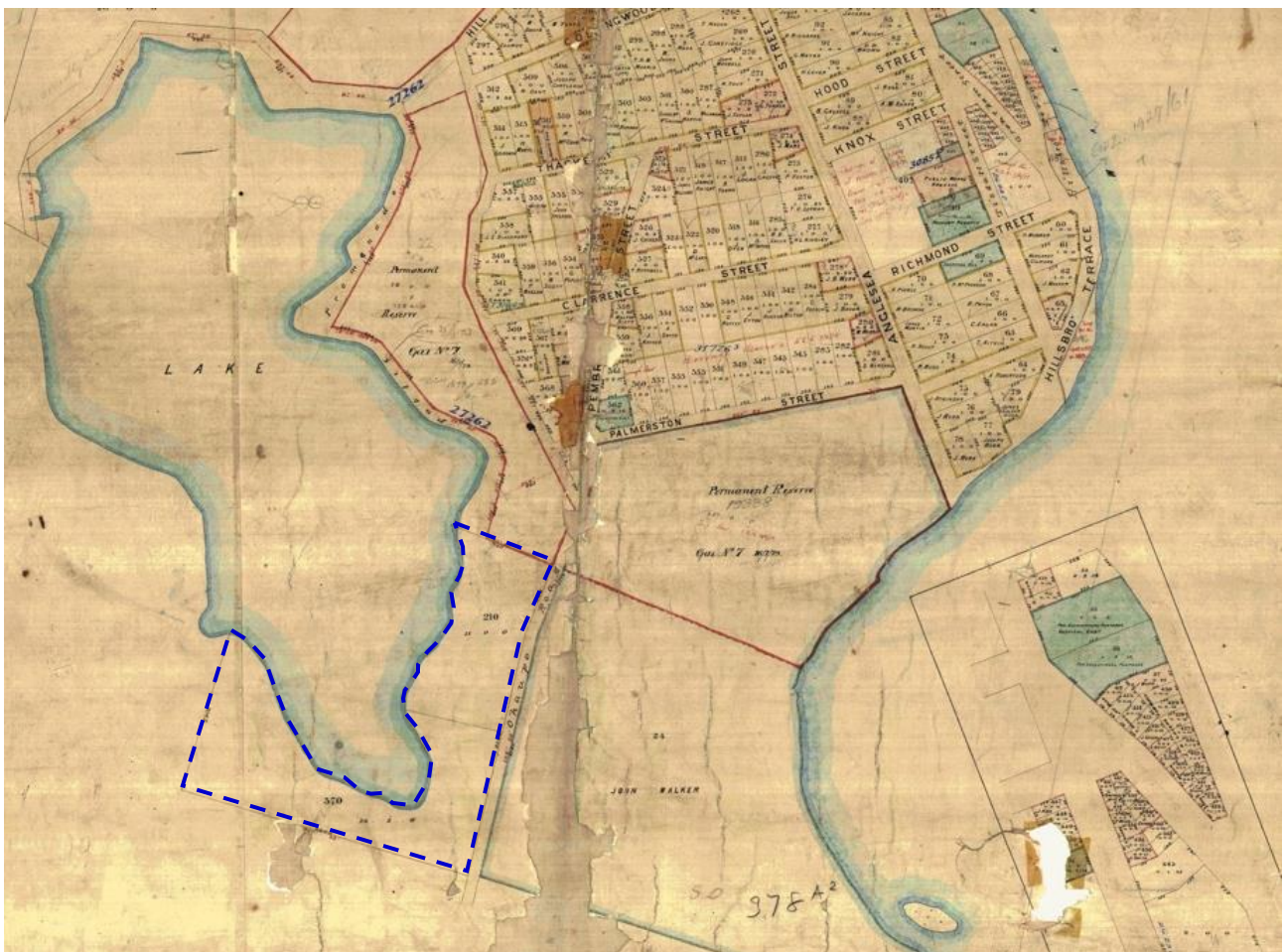


Figure 4: Snip of undated survey plan SO 387A-2 showing Allotments 210 and 370 at the southern end of Lake Hamilton.
Source: LINZ

By 1906, Williamson's land had been subdivided and a section of it sold to Andrew Seymour Brewis and Henry Hebert Howden (SA135/154). In the same year, a survey plan of Brewis and Howden's land was commissioned, and Lot 7 of this subdivision (DP 3910, Figure 5) was sold to Mary Catherine Atkinson, wife of Herbert William Atkinson, accountant (SA140/74).

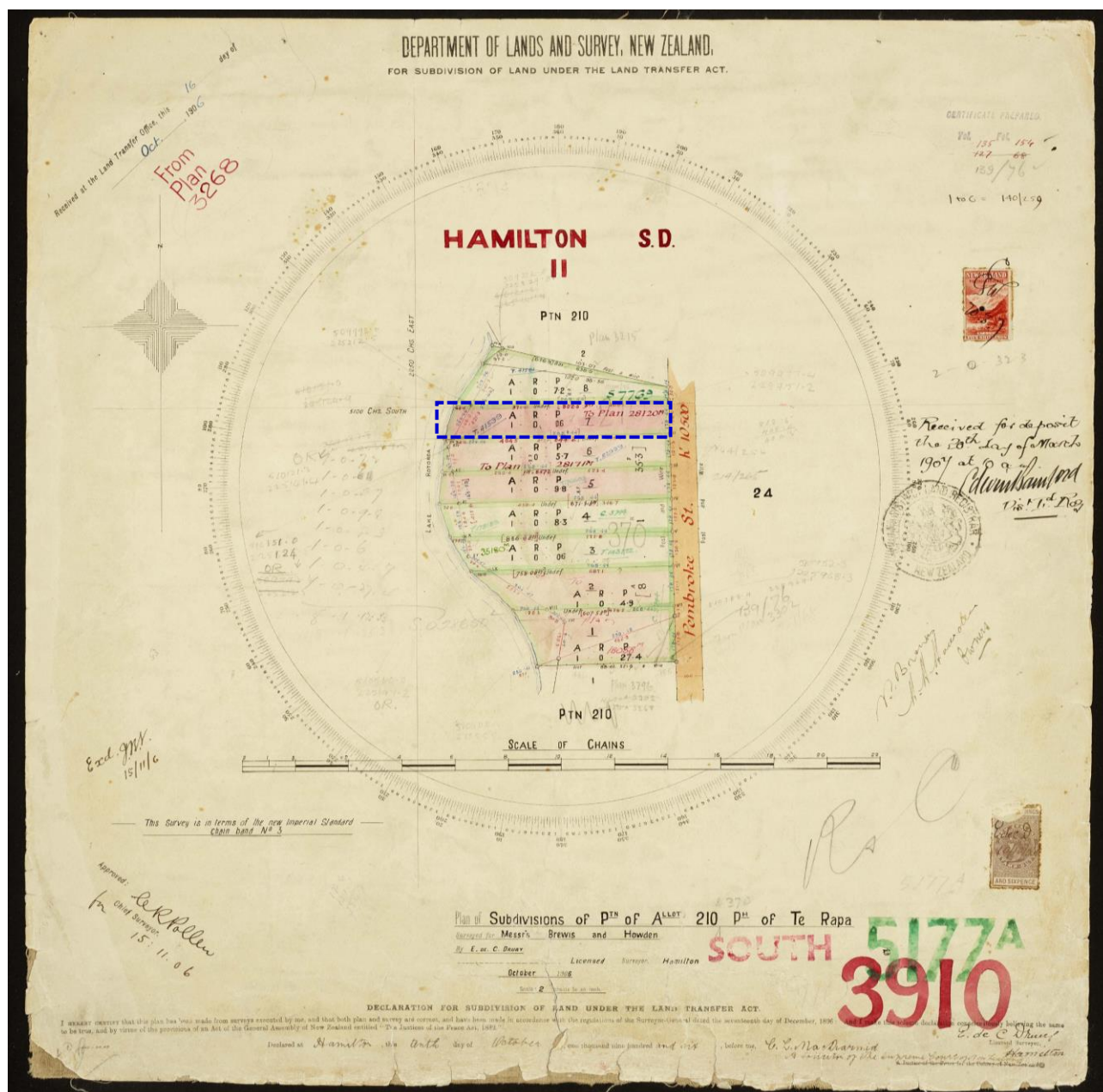


Figure 5: 1906 survey plan with Lot 7, which would become the site of the new Courthouse, indicated.
Source: LINZ, DP 3910

Historic image archives show that, in the same year (1906), a new Hamilton Courthouse building was constructed (Figure 6) in Garden Place. Notes attached to historic images provide the following information on the building:

This was the third courthouse for Hamilton and the second that was purpose built. It was located opposite Garden Place hill. It was used for twenty-five years, until a new courthouse was opened on February 21, 1931. The old wooden building was then used by the Post and Telegraph Department as an office for its engineering staff. The sign above the entrance porch says "Telegraph Engineer".⁴

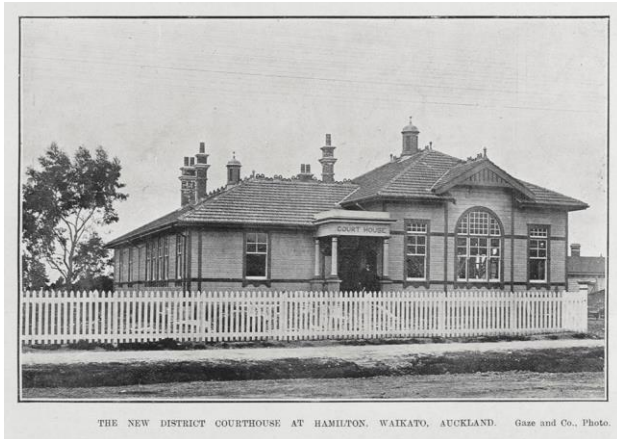


Figure 6: The newly constructed Courthouse building, 1906.
Source: ALHI



Figure 7: The Courthouse building just prior to its partial demolition and conversion into flats, 1938.
Source: HCC Archives, ID: HCL_00977



Figure 8: The Courthouse building, undated.
Source: ATL, ID: 1-2-057576-F



Figure 9: The Courthouse building next to the new Carnegie Library building, undated.
Source: HCC Archives, ID: HCL_11247

In 1938, the former courthouse was partially demolished for relocation and conversion into flats.⁵ An article published in the Waikato Times stated that the purchaser of the buildings was “pulling the building down in sections, and he will have them hauled to his property in Ohaupo Road and reconstructed into flats....the route he proposed to take was along Victoria, Hood, Thackeray, and Pembroke Streets.”⁶ Due to the changing points at which Ohaupo Road and Pembroke Street were separated over time, it is assumed that the section of Pembroke Street where the courthouse building is now located is referred to in this article as Ohaupo Road; and, therefore,

⁴ <https://heritage.hamiltonlibraries.co.nz/objects/148/former-hamilton-courthouse>

⁵ Waikato Times, Volume 122, Issue 20420, 10 February 1938, Page 8

⁶ Waikato Times, Volume 122, Issue 20420, 10 February 1938, Page 8

that the part of the courthouse that is now located at 136 Pembroke Street was relocated there in 1938.

In May of 1938, a new survey plan was drawn up for Lot 7 DP 3910, the property previously owned by the Atkinsons. The long narrow property was subdivided, and a new smaller section was located at the street edge (DP 28120, Figure 10). The accompanying Certificate of Title gave the property owner as Phyllis Marie Seymour, wife of Douglas James Burness Seymour, solicitor (SA706/86). This is the site onto which the extant building was relocated.

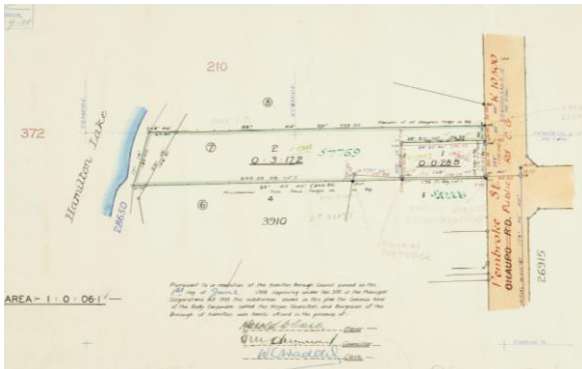


Figure 10: Snip of survey plan DP 28120 showing the 1938 subdivision of the property.
Source: LINZ



Figure 11: Aerial photographs showing Pembroke Street, 1943.
Source: Retrolens

In 1965 the site was subdivided yet again, with two new properties to the rear of the historic courthouse building. The property would remain in the ownership of the Seymour's until 1970. A number of other conveyances are recorded in the latter half of the 20th century, but none are of historic significance.

2. Physical Description

2.1 Setting - Site Description

The former courthouse building is located on the western side of Pembroke Street in the suburb of Hamilton Lake. The surrounding area is entirely residential. The building is visible from the street, though set back some distance from the road's edge.



Figure 12: The former courthouse as viewed from the street.



Figure 13: The former courthouse.

2.2 Property Details

Legal Description: Lot 1 DP 28120

Parcel ID: 4353005

Current Certificate of Title ref: SA11D/1176

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 136 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 former Courthouse was originally designed following common architectural conventions for early 20th century civic administration buildings. The building is single-storey, timber-framed and clad in weatherboards, with Marseilles tile roofing and elaborate roof crestings and ball finials which are still in place.

A large section of the original building was removed when it was relocated in 1938 – this is the section of the building with the large arched windows seen in Figure 6 - Figure 9. It is no known where this section of the building now resides, or even if it still exists. The removal of this section of the building has left a large gap in the previously rectangular footprint of the building, evident in an aerial view. The building appears to have been rotated when it was relocated so that the gap described above is now located at the rear of the site and is not visible from the street. The building retains its original cladding and roof tiles and decorations, its double-hung timber-framed sash windows and mouldings, and its chimneys – although these have been modified.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

a. Historic Qualities	
<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: High
	Explanation: <i>The place is associated with the Ministry of Courts and/or Justice and the court system of New Zealand.</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: High
	Explanation: <i>The place has high significance with regard to historic patterns in the region. The upgrading of existing 19th century courthouses with more appropriate iterations in the early 20th century was a common theme at the time. These courthouses, in turn, were then replaced themselves in the mid and late 20th century as courthouse requirements evolved.</i>
b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: <i>The current former courthouse building had moderate architectural significance for its common early 20th century design features and elements.</i>
<i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i>	Level of Significance: Unknown
	Explanation: <i>The architect and builder 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: High
	Explanation: The place has high rarity value as an unusual example of a former civic building converted into a private residence.
<i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i>	Level of Significance: Low
	Explanation: The removal of the most architecturally significant element of the building in 1938 when it was relocated to Pembroke Street significantly changed the appearance of the building, and it therefore now has low integrity value.

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: None
	Explanation: The setting of the former courthouse building has no particular significance given the building's relocation and reversal of orientation.
<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 visible historic building which previously served as a courthouse and is therefore likely somewhat well-known 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: Low
	Explanation: The place makes a contribution to the established built character of the street by providing evidence of material use and architectural design for civic buildings in early 20 th century Hamilton. However, the relocation of the building has compromised its continuity value
<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: The place has moderate group value as one of a number of early 20 th century civic buildings in the Hamilton area.

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 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: 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: The place 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 people. The interpretative</i>	Level of Significance: Moderate
	Explanation: The former courthouse has moderate cultural value as a building which served the community for three decades before it was partially demolished and relocated.

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.

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:	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 Courthouse at 136 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 SA12/255 (1877)
CT SA135/154 (1906)
CT SA140/74 (1907)
CT SA706/86 (1938)
CT SA5A/602 (1965)
CT SA6A/216 (1966)
DP 3910 (1906)
DP 28120 (1938)

Hamilton City Council Heritage Inventory Assessment Form Draft

Garden Place Sundial

Garden Place, Hamilton Central, Hamilton



Figure 1: The sundial in Garden Place, 2021.

1. Historical Summary

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

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

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

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

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

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

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

Garden Place, where the sundial is located, is one of the key areas of the central city which was redeveloped in the 1930's. The following history of Garden Place is provided by Hamilton City Libraries:

Pre-European History

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

Arrival of Europeans

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

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

Removal of Hill

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

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

Creation of Garden Place

The outside areas of Garden Place were divided into 11 sections, while the central area was set aside as car parking for 150 cars. Many of the original buildings can still be seen today, although the shops and businesses within them have changed. The carpark was removed in 1967 and the central area grassed over. An ornamental fountain was installed in the early 1970s, where it remained until 2008. Garden Place is the hub of the central business district; a meeting place, a place for events and activities; demonstrations, holiday programmes, busking and a pedestrian access way to the river and city.



Figure 2: Garden Place hill prior to removal, 1924.
Source: HCL, ID: HCL_08341



Figure 3: Clearing Garden Place, c. 1939.
Source: HCL, ID: HCL_09303



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



Figure 5: Celebration in Garden Square for Queen Elizabeth II's Coronation, 1953.
Source: HCL, ID: HCL_1977-74-33



Figure 6: Queen Elizabeth II visits Hamilton, 1953.
Source: HCL, ID: HCL_02495



Figure 7: Carparking in Garden Place, 1961. The sundial is visible at the bottom of the image, located at the edge of Victoria Street.

Source: HCL, ID: HCL_15020



Figure 8: Garden Place, early 1960's. The sundial is located at the edge of Garden Place where it meets Victoria Street.

Source: HCL, ID: HCL_03563



Figure 9: The sundial (bottom left of image) at the edge of Garden Place, 1963.

Source: HCL, ID: HCL_15005



Figure 10: Garden Place, 1969. The sundial is visible in the paved section of the plaza.

Source: HCL, ID: HCL_01254



Figure 11: The sundial in Garden Place, 1973.

Source: HCL, HCL_M00437.15

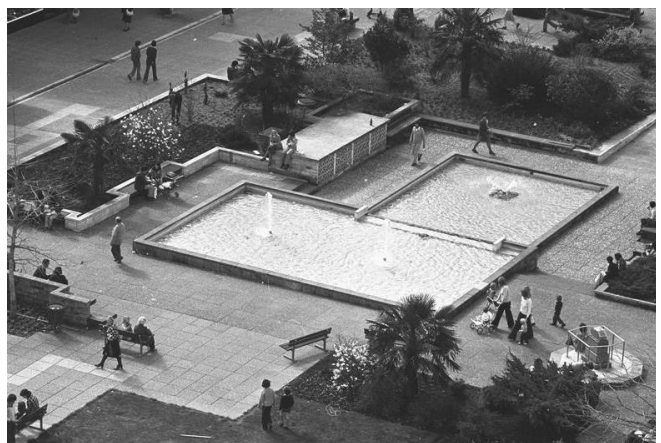


Figure 12: The sundial in Garden Place, 1976.

Source: HCL, ID: HCL_M00136.20

The Hamilton Astronomical Society (HAS) was formed in 1933 and is one of the oldest of New Zealand's 25 amateur astronomical societies.¹ Their core objective is to provide the people of the Waikato with an opportunity to learn about astronomy and to share their enthusiasm with likeminded people.²

By the mid-1930's, Hamilton was reported recognised as a centre of astronomical study, with some 1000 separate observations being made in 1933, the year HAS was founded.³ Garden Place hill had been considered a suitable place for an astronomical observatory, and the Hamilton Astronomical Society fundraised for a sundial to commemorate the upcoming coronation of King Edward VIII⁴ in 1937 (other sources state that it was in fact intended for King George VI, Edward's successor after his shock abdication).⁵ In February 1937, Hamilton Borough Council accepted the offer of a sundial from HAS.⁶ The Mayor at the time, J. R. Fow, said that the gift had "many distinctive features and would be an asset of great value."⁷ The sundial was designed by Allan Bryce (1890-1970), the president of HAS at the time and a member of the Royal NZ Astronomical society.⁸ The sundial was immediately constructed, but due to the removal of Garden Place hill, and Edward VIII immediately abdicating, plans to install the sundial were put on hold.⁹

Newspaper reports in 1945 showed that Borough Engineer J. R. Baird had completed a report on the potential to locate the sundial in Garden Place and presented it to the Hamilton Borough Council, along with the concept of including locations and distances to other 'places of interest' outside of Hamilton on a plinth beneath the sundial.¹⁰ The Council approved the scheme and work was supposed to commence the following year, but the project did not begin for unknown reasons. The sundial was finally installed in Garden Place in 1953 to commemorate Queen Elizabeth II's visit to Hamilton in December of the same year, during her royal tour of New Zealand following her Coronation (Figure 5 - Figure 6).¹¹

In the early 1960's the sundial is pictured at the eastern edge of Garden Place where it meets Victoria Street (Figure 7 - Figure 9). In later images, from 1969 onwards, the sundial is located in the centre of the plaza (Figure 10 - Figure 12) – likely relocated after Garden Place was grassed over in 1967. The sundial has remained in the centre of Garden Place ever since, and has become an iconic, albeit small, landmark feature in the plaza.

2. Physical Description

2.1 Setting - Site Description

The sundial sits in the grassy area within Garden Place, an open plaza in the city centre which is popular with the public. Large trees are also located within the area, as are terraced seats. The surrounding area is entirely commercial in nature, though Garden Place itself is recreational.

¹ <https://www.has.org.nz/>

² <https://www.has.org.nz/>

³ McEwan, *Memory Box – Hamilton Sundial* (2016)

⁴ <https://hamiltonlibraries.co.nz/heritage/discover-stories-and-articles/garden-place-our-place/>

⁵ *Waikato Times*, Volume 121, Issue 20205, 27 May, 1937, p11

⁶ McEwan (2016)

⁷ *Auckland Star*, February 1, 1937

⁸ McEwan (2016)

⁹ <https://heritage.hamiltonlibraries.co.nz/objects/1785/sundial-in-garden-place-1979>

¹⁰ *Waikato Times*, Volume 106, Issue 22730, 4 October, 1945, p2

¹¹ <https://heritage.hamiltonlibraries.co.nz/objects/1785/sundial-in-garden-place-1979>

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

The sundial 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 where the sundial is located, 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

Sundials come in all designs, shapes, and sizes, though typically have a dial face or dial plate which may be flat, or the inner or outer surface of a sphere, cylinder, cone, helix, and various other shapes. The protruding section which casts a shadow on the dial face is called a gnomon. The earliest sundials known from the archaeological record are shadow clocks (1500 BC or BCE) from ancient Egyptian astronomy and Babylonian astronomy, and today they can be found around the world.

The sundial in Garden Place is set on a ten-sided dressed-stone plinth. Each stone of the plinth is named with a location in New Zealand on the front face, and the corresponding distance in miles to each location on the top face. The centre of the plinth is constructed from concrete aggregate. A stainless steel fence surrounds the sundial in the centre.

The base of the sundial itself is made from the same dressed-stone as the plinth, with stacked segments getting narrower in width but taller in height the higher up they structure they are located. A triangular section of stone juts out from the base, which has a curving gnomon and a dial face dedicated to the zodiac, or Analemma. The top of the sundial is made from metal and features a number of dial faces including a west vertical dial, a north vertical dial, a horizontal dial, an east vertical dial, a south vertical dial, a south equatorial dial, and a polar dial. Different types of gnomons are evident on these dial faces, all also made from metal, including the historically popular 'shark-fin', a plain rounded bar, and a tapering 'spike'. A large plaque is also evident, which reads "presented to the Hamilton Astronomical Society to commemorate the visit to Hamilton of her Majesty Queen Elizabeth II 1953, December 30th and 31st." A smaller plaque reads "this sundial was designed by Allan Bryce and Robert Alchin made it." The plaques feature Art Deco styled bordering to its edge, and all of the text to all of the dial faces and plaques is hand-engraved in an Egyptian-style typography – thought to be a connection to the first sundials created in Egypt in 1500 BC.¹²

¹² McEwan (2016)



Figure 13: Sundial in Garden Place, with locations and distances visible on the dressed-stone plinth base.



Figure 14: The west vertical dial face of the sundial.



Figure 15: The south equatorial dial face on the sundial.



Figure 16: The dedication plaque.

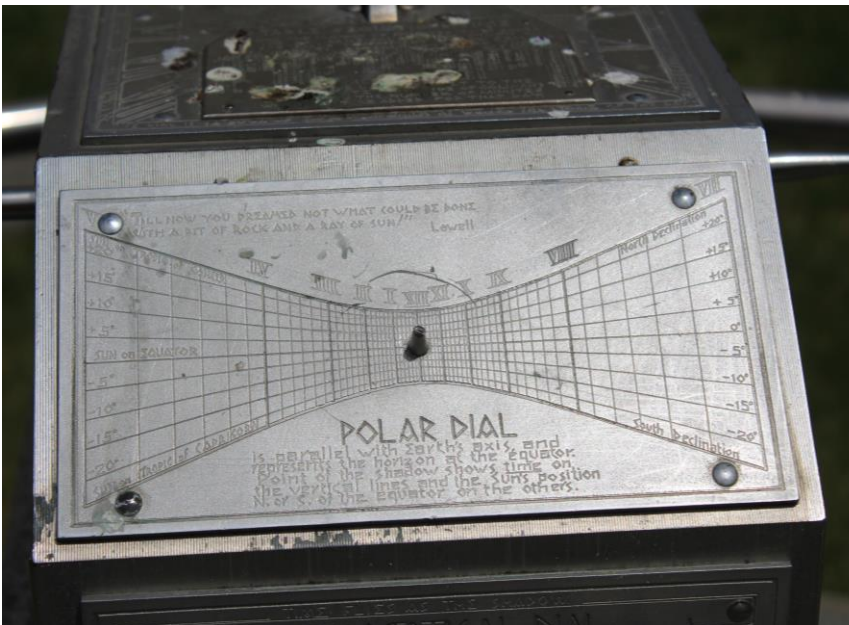


Figure 17: The polar dial face on the sundial.



Figure 18: The zodiac dial face.

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: Moderate</p> <p>Explanation: The place has moderate associative value for its connection to the Hamilton Astronomical Society, and loosely to Queen Elizabeth II to whom the sundial was dedicated.</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: The place has moderate significance with regard to historic patterns in the region. The sundial was dedicated to Queen Elizabeth II on her royal tour of NZ in 1953-1954 following her coronation. The pattern of dedicating buildings and structures to visiting monarchs and dignitaries is a historically popular one.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The sundial has high significance for its style, design, and type due to its Art Deco and Egyptian aesthetic features, as well as its unusual use of multiple dial faces and gnomons.</p>
<p>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The sundial was designed by Bryce Allan, president of the Hamilton Astronomical Society at the time, and constructed by Robert Alchin for whom no information was able to be sourced.</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 commemorative structure gifted to the city in honour of a visiting royal, which is unusual in its design and typology.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The sundial appears to be unchanged since its construction, with the exception of its relocation from the edge of Victoria Street.</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: High</p>
	<p>Explanation: The sundial has high significance for its setting, located in Garden Place in the city centre – a popular and highly visible location.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The sundial has high landmark value as a highly visible and relatively well-known icon at a prominent location in the central city.</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 sundial makes a contribution to the continuity and character of the surrounding landscape as an iconic landmark dedicated to a royal tour of New Zealand in 1953.</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 sundial has no group value for its typology, as no other sundials in the Hamilton region were able to be found. However, it has some group value as one of a number of buildings and structures across New Zealand which have been dedicated to visiting royals and dignitaries over the years.</p>

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

e. Archaeological Qualities	
<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: As the site was cleared in the 1930's, any potential archaeological sites were likely destroyed. There are no formally recorded archaeological sites on the property according to 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</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate cultural value for its landmark-status as an icon of the city, which is well-known and respected by the local community, who hold it in high esteem. The sundial contributes to a shared sense of identity and provides historical continuity.</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: High</p> <p>Explanation: The place has high scientific value as it possesses the potential to contribute information about astronomical activities and practices in the mid-20th century.</p>

3.2 Assessed Significance

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

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

d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Moderate
g) Scientific Qualities:	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 sundial in Garden Place be scheduled in Plan Ranking: Category B.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives
Hamilton City Council Archives
Hamilton Council E-Maps and GIS Services
Hamilton City Council District Plan
'Memory Box' Series, Ann McEwan
Papers Past
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

Innes Memorial Arch

Ferrybank Park, Corner of Victoria Street and Anzac Parade, Hamilton Central



Figure 1: The Innes memorial arch in Ferrybank Park, 2021.

1. Historical Summary

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

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

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

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

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

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

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from the mid to 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.

Ferrybank Park, located at the far southern end of Victoria Street and the Central City area, was originally known as 'Ferry Bank' – a section of riverbank on the western side of the Waikato River where ferries and other watercraft would moor to load and unload passengers and cargo. The site was originally the location of one of the redoubts on which the city was founded (Figure 2). In 1920, a formal wharf was constructed which allowed larger ships to alight more safely. The arch is first visible in an image dating to 1925 (Figure 6).

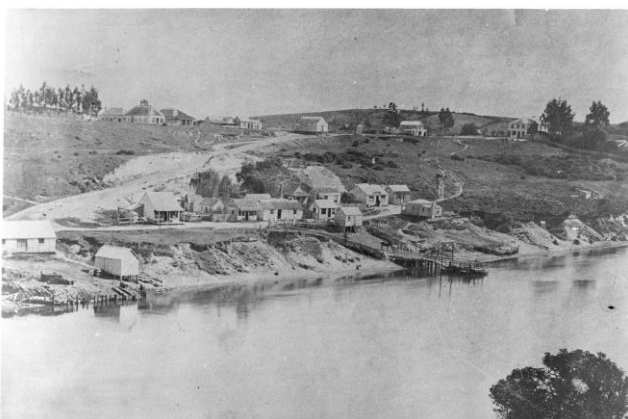


Figure 2: A view of the beginnings of the Hamilton settlement on the west side of the river, as seen from the east side, 1866. On Arbor Day in 1913 the area they left behind became Ferry Bank park which later became Ferrybank.

Source: HCL, ID: HCL_00480



Figure 3: Image of Ferry Bank, 1905-1915.

Source: Te Papa Archives, ID: PS.000918



Figure 4: A large crowd gathers on the Ferry Bank as the paddle-steamer Manuwai passes by. Soldiers' Memorial Park is on the far side of the river, undated.
Source: HCL, ID: HCL_01453



Figure 5: Image of Ferry Bank, with the newly constructed Union bridge in the background, c. 1900.
Source: HCL, ID: HCL_M00270.10

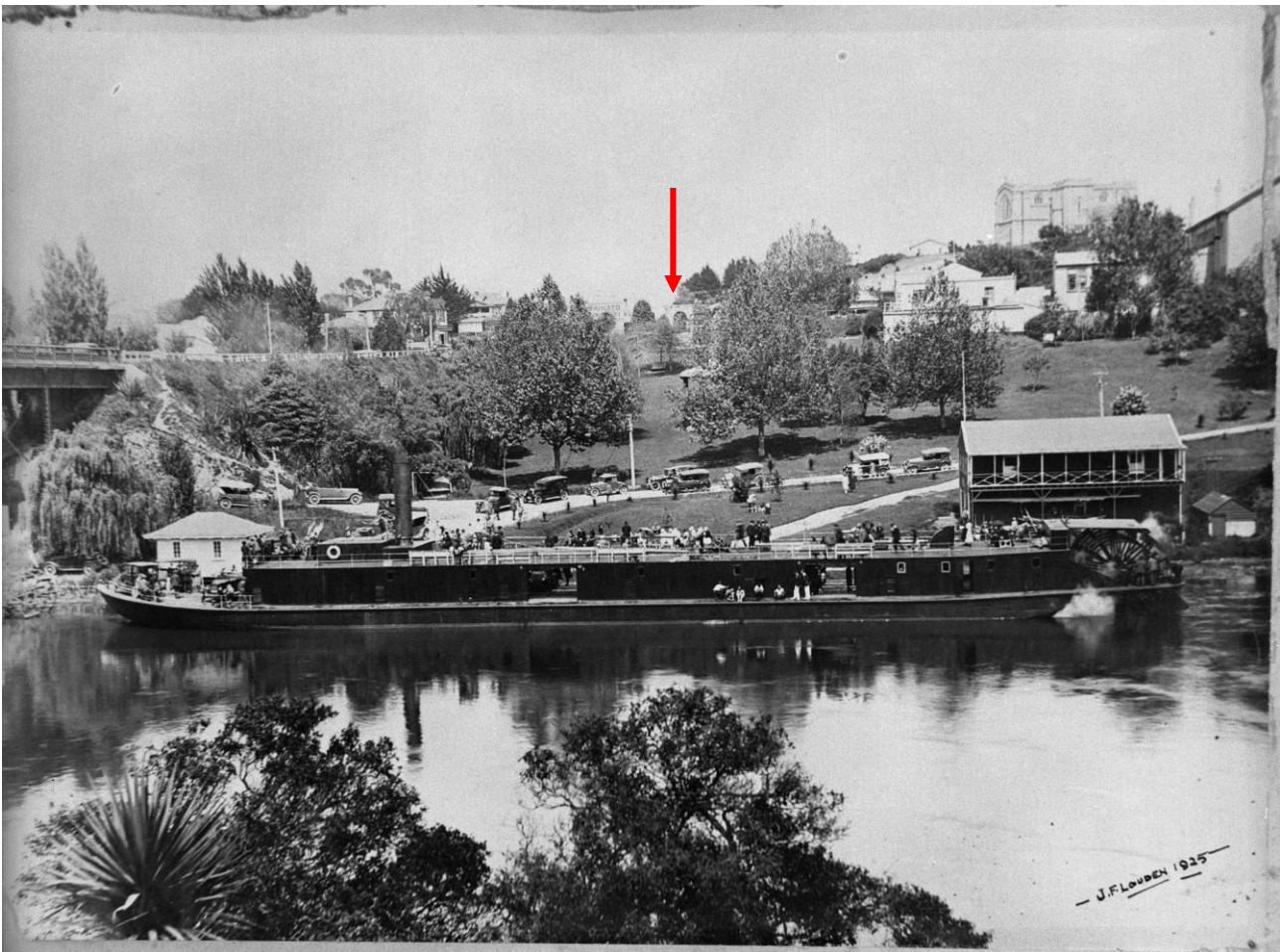


Figure 6: Paddle steamer docked at Ferry Bank in 1925. The Innes Memorial Arch can be seen in the background atop the hill.
Source: HCL, ID: HCL_00335

The arch was constructed in 1924 in memory of Charles Innes Junior, the son of Mary Jane Innes and Charles Innes Senior who established the Innes Brewery located at 1 Victoria Street opposite Ferrybank Park.¹ In 1899 Mary Janes' husband, Charles Innes Senior, died while taking a bath in a

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

vat at the brewery.² She arranged a series of loans and used her own funds to pay off some of his debts and entered into a deed of partnership with her eldest son in 1900, Charles Lewis, who was an apprentice brewer in Auckland at the time.³ A new company was established - C.L. Innes & Co., Brewers and Aerated Water Manufacturers, Waikato Brewery, Hamilton.⁴ Charles Junior died in 1918 during the influenza pandemic.⁵ He had taken over the business from his mother, Mary Jane, and transformed it into a well-known and profitable enterprise recognised nationally.



Figure 7: The Innes family, undated. Mary Jane Innes is in the centre of the image, and Charles Innes Senior to the far left. Charles Lewis (Charles Junior) stands between his parents.
Source: HCL, ID: HCL_06976



Figure 8: Mary Jane Innes, undated.
Source: Te Ara



Figure 9: Two men sit on a horse-drawn C. L. Innes & Co. cart, possibly Charles Jnr. and Frank – the sons of Mary Jane and Charles Snr – who would come to inherit the company, 1915.
Source: HCL, ID: HCL_10650



Figure 10: The new façade to the Innes Brewery at 1 Victoria Street, c.1930's.
Source: HCL

² Digital NZ

³ Digital NZ

⁴ Digital NZ

⁵ Digital NZ

The arch was erected by the Hamilton Beautifying Society with stone provided by Frank Innes in May 1924.⁶ The type of stone, or its origins, are not recorded; but it is assumed to have been locally sourced. In August 1924, it was reported that:

Some criticism was offered of the stone arch being erected at Ferry Bank, at a meeting of the Hamilton Borough Council last night, by certain councillors who seemed to regard it as an ill-advised work badly carried out and it was considered that in future where the Society contemplated the erection of permanent structures the council should be notified.⁷

Notwithstanding this criticism, the Hamilton Beautifying Society pushed ahead with completing the arch. In a report on their annual achievements, the *Waikato Times* reported that:

... the largest undertaking by the society [this year] was the erection of the new stone arch and steps at Ferry Bank, rockeries being laid out adjacent to the steps. Creepers have been planted beside the arch, and when the stone becomes covered with greenery the result should be very effective.⁸

It is evident, therefore, that the intention was always for the arch to be consumed by the vines.

2. Physical Description

2.1 Setting - Site Description

The arch is located at the corner of Anzac Parade and Victoria Street in Ferrybank Park, Hamilton Central. The structure is surrounded by trees and vegetation, and is concealed under extensive vines, though the overall form of the arch is still evident. There are plans in place currently to redevelop the park into a modern recreation reserve.

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

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

2.4 Description of Building or Structures

The arch appears to be constructed from roughly-cut rubble course stonework and is very simplistic in design, being a singular arch with a shallow barrel. A set of stairs leads down the

⁶ *Waikato Times*, 1 May 1924

⁷ *Waikato Times*, 21 August 1924

⁸ *Waikato Times*, 23 December 1924

eastern side of the arch towards the Waikato River. No plaque was visible at the time of the site visit.



Figure 11: The Innes Memorial Arch with the stonework beneath visible.
Source: 2POS Blog Site



Figure 12: The location of the arch.
Source: HCC Aerials



Figure 13: The overgrown Innes Memorial Arch in Ferrybank Park.



Figure 14: The overgrown Innes Memorial Arch in Ferrybank Park.

3. Evaluation

Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<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: High
	Explanation: The arch is associated with the Innes family and the C. L. Innes & Co. brewing company, a well-known and respected business that was nationally recognised.
<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 in terms of historical patterns for its use as a memorial in a public place – a common occurrence for important individuals.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	Level of Significance: Low
	Explanation: The arch has low architectural value as a simplistic memorial designed in a utilitarian manner.
<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 structure are not known. The stone for construction was donated by Frank Innes.
<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 arch has moderate rarity value as an uncommon feature in Hamilton City, though a handful of other examples exist.
<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: High
	Explanation: The structure appears to be virtually unchanged since its construction in 1924.
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: High
	Explanation: The arch has high significance for its visible setting in Ferrybank Park, a highly significant historical site.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: High
	Explanation: The arch has high landmark value due to its visible placement on a popular pedestrian pathway.

<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 arch has moderate continuity value for its contribution to the surrounding park and garden setting.</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 structure has moderate group value as one of a number of memorial stone arches in the city built in the early 20th century. It also has group value for its connection to other Innes family places, such as the building at 1 Victoria Street and Innes Common, named after the Innes family's generous gift to develop land in the area in the 1960's.</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 arch has low technological value for its use of stone in its construction.</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 archaeological significance of the site is unknown.</p>
<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site</p>	<p>Level of Significance: None</p>
	<p>Explanation: The place is not listed with HNZPT.</p>

Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate cultural value for its commemoration of an important individual, family, and business. The place is likely somewhat well-known by the local community and contributes to a shared sense of identity in the area.</p>

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

3.2 Assessed Significance

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

- | | |
|--|----------|
| a) Historic Qualities: | High |
| b) Physical/Aesthetic / Architectural Qualities: | 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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the Innes Memorial Arch 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

N/A

Te Rapa Pā Memorial Plaque (1964)

Park Terrace, Hamilton Central, Hamilton



Figure 1: The plaque dedicated to the location of Te Rapa Pā on Park Terrace, placed in 1964, photographed in 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.

In this area also existed Te Rapa Pā, a fortified position, occupied by Ngati Koura, a hapu of Ngati Wairere.¹ The following description of the former Pa is an excerpt from the archaeological notes recorded when the site was excavated to allow for a widening and upgrade of the motorway:

The pa was originally occupied by Hotumauea, revered in Ngati Wairere records and Waiaata as the greatest of their war lords. He is recorded in legends as jumping across the Waikato river. He jumped from a Tawa tree growing on one bank of the river, onto the river island called Koipikau, identified in the Proposed District Plan as Graham Island. From there he jumped over to the other bank of the river. In making this jump he left his footprints indented on the Island and on the opposite riverbank. These prints can still be identified today.

Hotumauea lead Ngati Wairere in the battles which drove the pre-Tainui occupants of this area (Nga Iwi) from the area and won the lands for Ngati Wairere. After his death he was buried with great ceremony at Karamu Pa in Gordonton. His body was later exhumed under the supervision of King Tawhiao and Te Puke Waharoa in the late 1880's and his remains were reburied at Taupiri.

The Chiefs who succeeded him occupied Te Rapa Pa until around 1862, around the outbreak of the land wars. At that time the Pa was abandoned, the people moving from this area to Gordonton and Tauhei. These Chiefs who occupied the Pa included Tutumua, Wetini Te Roore, Porokoru, Iraia Papoto. The latter three of these Chiefs were at the Pa from the mid 1700's through to the 1860's.

A meeting house, called Wairere, was built on this Pa by Porokoru and Tauhinu, two renowned house constructors and carvers. This house was still standing at the Pa, and recorded in European documents, in the late 1850's. The timbers of the house and some of its carvings were removed and the house dismantled around 1862. These materials were

¹ ArchSite Record Form, S14/34

transported northwards and the building re-erected at Tau Hei. It was once again dismantled and removed from Tau Hei in the 1880's. Some of its timbers and carvings were buried in swamps near the burial ground called Pukeawai.



Figure 2: Archaeological finds from Te Rapa Pa remains.
Source: ArchSite SRF S14/34



Figure 3: Archaeological finds from Te Rapa Pa remains.
Source: ArchSite SRF S14/34

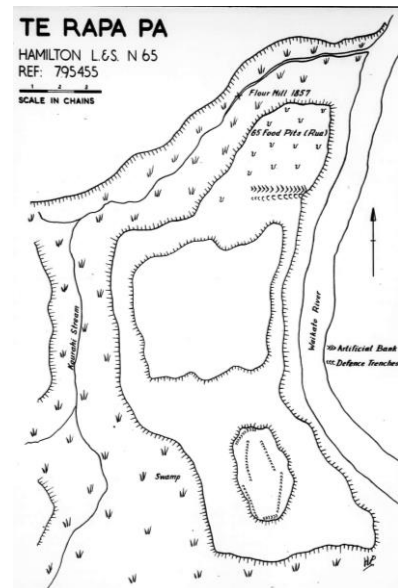


Figure 4: Map of Te Rapa Pa.
Source: ArchSite SRF S14/34

In 1964, Hamilton City Council placed six plaques around the city to mark historic sites of importance, including one on Park Terrace to mark the former site of the Te Rapa Pā.²

2. Physical Description

2.1 Setting - Site Description

The plaque is located at the far end of Park Terrace in the suburb of Hamilton Central. The street is residential with a small reserve next to where the plaque is located.

2.2 Property Details

N/A

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. An ArchSite recording covers the site – S14/34. The site is known to have been occupied prior to 1900 and is therefore automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

² Waikato Times Hamilton Centenary Issue, Monday, August 24, 1964: p 40 – Plaques Mark Historic Sites.

2.4 Description of Building or Structures

The plaque appears to be made from copper or brass, which has since oxidised and turned green. It is mounted on a stone and set on the ground. The plaque reads: TE RAPA PA IS BELIEVED TO HAVE BEEN ON THE SMALL PLATEAU ON THE RIVERBANK HERE."



Figure 5: Location of the plaque.



Figure 6: The memorial plaque.

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: High
	Explanation: The place has high associative value for its connection to the former Te Rapa Pā.
<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 act of creating memorial plaques to commemorate lost historic sites became a common practice in the mid-late 20 th century when historic sites were commonly being destroyed for development.

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: Low
	Explanation: The building has low aesthetic significance as a standard memorial plaque, devoid of any embellishments or decorations and small in scale.
<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: None
	Explanation: Not applicable.
<i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i>	Level of Significance: Low
	Explanation: The place has low rarity value as a memorial plaque, many of which are evident in the city.

<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: High
	Explanation: The plaque appears to be unchanged from when it was erected in 1964.

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: Outstanding
	Explanation: The setting of the plaque has outstanding significance as the site of the Te Rapa Pā.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: None
	Explanation: The place has no known landmark value.
<i>iii. Continuity:</i> The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: None
	Explanation: The place has no known continuity value.
<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 memorial plaques in Hamilton City.

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	Level of Significance: Low
	Explanation: The place has low technological significance for its use of materials which were standard for the time period and typology.

technological or engineering history.	
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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.	<p>Level of Significance: High</p> <p>Explanation: The area has high significance for its connection to the historic, pre-1900, Te Rapa Pā site, and therefore has the potential to expand knowledge of pre-1900 human activities in the area.</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>Level of Significance: High</p> <p>Explanation: The place is not listed as a historic place with HNZPT, however it does have an archaeological site record form in the NZAA's ArchSite database – S14/34.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: While the site of the Te Rapa Pā obviously has exceptional cultural value, the plaque itself has low cultural significance as merely a marking of the pā site.</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: High</p> <p>Explanation: The area has high significance for its connection to the historic, pre-1900, Te Rapa Pā site. The plaque itself has low scientific value as a small marker of the pā site, but there is significant potential to expand knowledge of pre-1900 human activities in the area by adding interpretive material to supplement the existing plaque.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	Low
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	High
f) Cultural Qualities:	Low
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. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the Te Rapa Pā Memorial Plaque 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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Former Roose Shipping Co. Ltd Wharf

Waikato River, Grantham Street, Hamilton



Figure 1: Remains of the Roose Shipping wharf, land access off Grantham Street, south of the Victoria Bridge (Anzac Parade, formerly Bridge 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 mid to 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.

Ferrybank Park, located at the far southern end of Victoria Street and the Central City area, was originally known as 'Ferry Bank' – a section of riverbank on the western side of the Waikato River where ferries and other watercraft would moor to load and unload passengers and cargo (Figures 2-3). The site was originally the location of one of the redoubts on which the city was founded. In 1920, a formal wharf was constructed which allowed larger ships to alight more safely.

South of Ferry Bank was the location of another riverside wharf on the Waikato River, which was the Hamilton City hub of a large shipping firm named Roose Shipping Company Ltd from the mid-1920s to the latter part of the 20th century (Figure 4-8). The founder of this company was Caesar Henry Roose who established the company in 1922.

The following biography of Caesar Roose is attributed to Thomas (1998):

Caesar Henry Roose was born on 29 July 1886 at Mercer, on the 67-acre Tuoro Island, which was owned and farmed by his family. Caesar earned some money working as a commercial photographer and borrowed £100 to buy his first boat in 1902. Two years later he ordered the Rawhiti from the shipbuilding firm of Bailey and Lowe.

In 1906 Roose bought one of the numerous flax mills along the Waikato River. He earned his river steamer master's certificate in 1909 and his engineer's certificate in 1911. Two years later, as his shipping business flourished, he had a five-bedroomed kauri homestead built on Tuoro Island facing Mercer township. In 1915 Roose inaugurated a regular river service between Port Waikato and Cambridge, but the following year he sold his vessels – two steamers, three

launches and seven barges – to the Waikato Shipping Company. In 1918 he built and launched the *Aurora*, a charter vessel which catered for duck-shooting parties and picnickers. After the First World War, during which he served at Trentham and Featherston military camps, Roose bought timber mills at Mercer and Katikati; he became a major exporter of timber to Australia and later supplied a box factory in Tauranga with kahikatea.

[In 1922] he founded the Roose Shipping Company. With six of the Waikato Shipping Company's former vessels, he established regular services on the Waikato River and its tributaries, such as the Waipa River, and encouraged trade through Port Waikato. In 1924 he visited Britain, where he ordered the construction of a 210-foot paddle steamer, also named *Rawhiti*. The largest vessel to operate on the Waikato, it entered service between Port Waikato and Hamilton the following year.

He began a ferry service at Mercer in 1932 and the following year patented the Roose-Atkins Grab, used for coaling ships, loading and unloading barges, and salvage work; Roose Shipping Company manufactured the grabs in a workshop on Tuoro Island.

The Roose Shipping Company became involved in a range of other activities: it purchased a coalmine in 1922 and established one of the country's first open-cast mines in 1945; it built Hamilton's Fairfield Bridge (1933–36) and helped to build the Ngaruawahia traffic bridge (1953–54); and it established its own trucking fleet.

He died in Epsom, Auckland, on 6 July 1967 and is buried at Mercer public cemetery, beside his beloved Waikato River¹.

The following is attributed to the NZ Ship & Marine Society:

In its heyday in the 1920's the company ran freight, passenger, and excursion services, from the sea at Port Waikato (where coastal freight was transhipped) upstream to Huntly, Ngaruawahia, Hamilton and Cambridge. From the late 1960's river activity declined and in recent decades river sand was the only freight from, and on, the river. Several small towboats, some sand dredges, and barges were all that remained of a once-proud fleet. Caesar Roose died in 1967, the Hamilton wharf and depot closed down about five years later, and the remaining fleet and plant at Mercer was sold as a going concern in the mid- 1980's, continuing in the name of W. Stevenson & Sons Ltd.- an Auckland company.²

Following the closure of the Roose Shipping Company Wharf in the 1970s, the land on the west bank of the Waikato River was landscaped by Hamilton City Council for recreational purposes.

¹ Thomas (1998) *Te Ara - the Encyclopedia of New Zealand*.

² NZ Ship & Marine Society

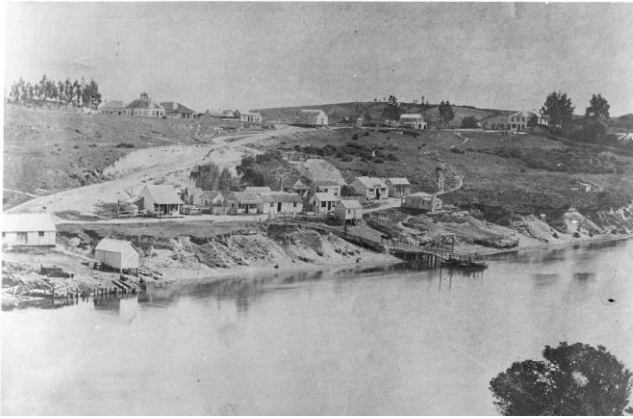


Figure 2: A view of the beginnings of the Hamilton settlement on the west side of the river, as seen from the east side, 1866. Both sides of the river were connected by the punt which can be seen on the river's edge in the right foreground. On Arbor Day in 1913 the area they left behind became Ferry Bank park which later became Ferrybank. Source: HCL, ID: HCL_00480



Figure 3: Image of Ferry Bank, 1905-1915. Source: Te Papa Archives, ID: PS.000918



Figure 4: Undated view of the Roose Wharf looking south from Hamilton East. Source: HCL, ID: HCL_05167



Figure 5: Image of Roose Wharf and the large shed taken from a vessel on the Waikato River, undated. Source: HCL, ID: HCL_05372.



Figure 6. Roose Shipping Co. Ltd wharf south of Victoria Bridge in 1953.
Source: HCL ID: HCL_03854

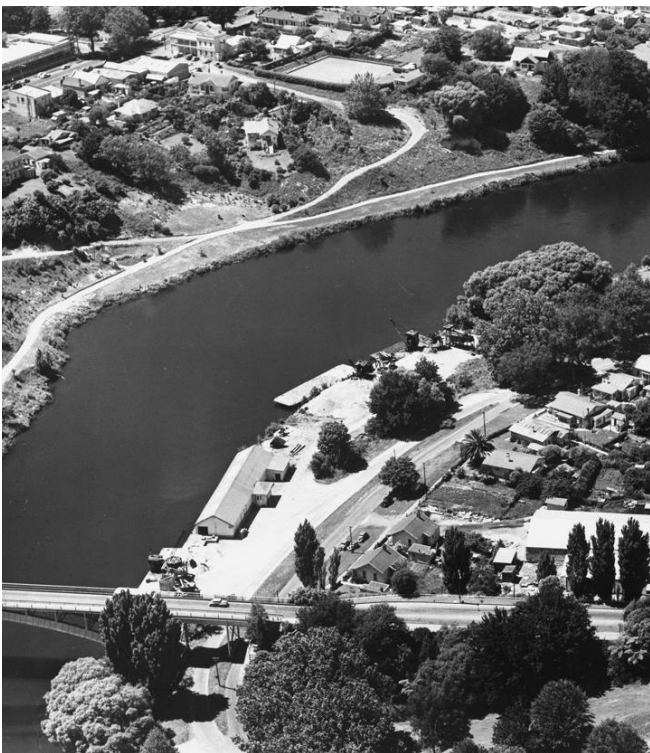


Figure 7: Closeup of an undated aerial photograph of the Waikato River with the site of the Roose wharf behind the Victoria Bridge).
Source: HCL ID: HCL_07995.

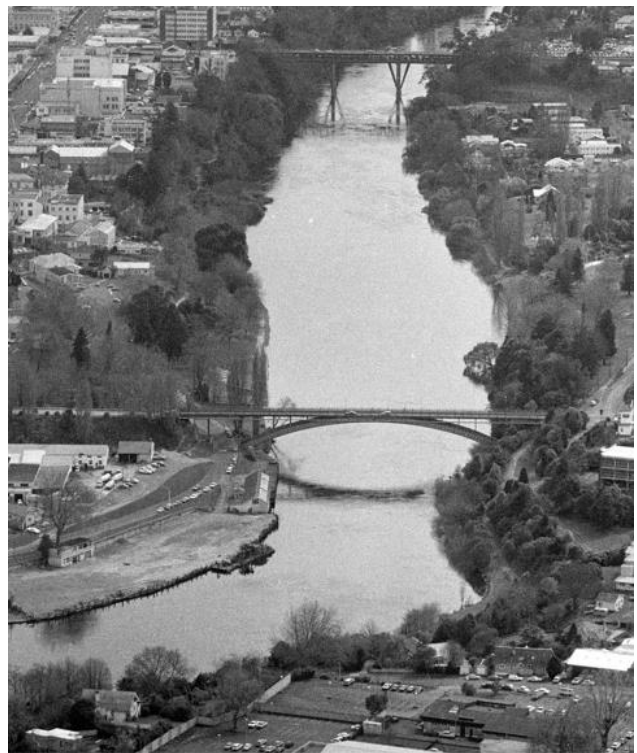


Figure 8: Closeup of a 1976 aerial photograph of the Waikato River with the site of the Roose wharf (in the foreground to the left of Victoria Bridge) around the time of its closure.
Source: HCL ID: HCL_14038



Figure 9: Timber and concrete structural remains of the Roose Shipping Wharf on the west bank of the Waikato River.



Figure 10: Timber and concrete structural remains of the Roose Shipping Wharf which form part of the walkway on the west bank of the Waikato River.

2. Physical Description

2.1 Setting - Site Description

The concrete and timber remains of the former Roose Shipping Company's wharf are located south of Victoria Bridge, Hamilton Central. The remains of the wharf structure are located within the west bank's riverbed shoreline, which is accessed off Grantham Street. The west bank rises up from the river's edge, and forms part of the riverside walkway. The former wharf structure has been repurposed as part of the walkway's footpath, by becoming a riverside boardwalk with retaining wall on the riverbank. A modern balustrade has been added on top of the former wharf structure, to prevent anyone falling into the riverbed below. The former wharf features grassed park-like surroundings, which continues the setting of Ferry Park to the north of Victoria Bridge.

The remains of the historic wharf are visible to the public walking along the riverside boardwalk and also from the river's edge at lower river levels.

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

The wharf remains are not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor are they currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no recorded archaeological sites identified where the wharf remains exist 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 remains of the Roose Shipping Company's former wharf are constructed of timber and concrete and is of a very simplistic utilitarian, yet robust design.

The alignment of the concrete retaining wall is parallel to the riverbank, with the remains of timber piles and bearers attached to the concrete wall remaining in situ. Historic photographs of the wharf (Figures 4-6) show a substantial timber wharf structure of piles facing the river channel. This extensive timber wharf structure was connected to the wharf's concrete wall. Only this construction joint, between the timber piles and bearers immediately against the concrete wall, is what remains today. An asphalt promenade now follows the edge of the former concrete wharf, and a metal balustrade has been added.

There is also potential for the remains of timber piles to still exist within the riverbed, in deeper water. However, these may be covered with river sediment and gravels, which may make them difficult to find. Once the Roose Shipping Company's wharf was closed down in the 1970s, this land was taken over by the Hamilton City Council, who set about turning this area into a reserve.

The timber and concrete wharf remains have a direct association with the Roose Shipping Company's wharf which shipped gravels and other materials up and down the Waikato River from the early to mid-20th century. The Roose Shipping Company Ltd provided a key service for linking goods and services from around New Zealand with Port Waikato and the Waikato River. On this basis, the remains of this wharf are of high historical significance to Hamilton and the Waikato region.

The wharf and company have an association with the owner/operator Caesar Roose, who was well known in Hamilton and the Waikato as a business operator, employer, and philanthropist.

The Roose Shipping Wharf remains, along with the foundations of the Union Bridge, and nearby Hamilton punt's jetty piles have significance as a group of sites associated with transportation over and along the Waikato River, which increase the heritage values of this riverside landscape and contribute to its significance as a whole.

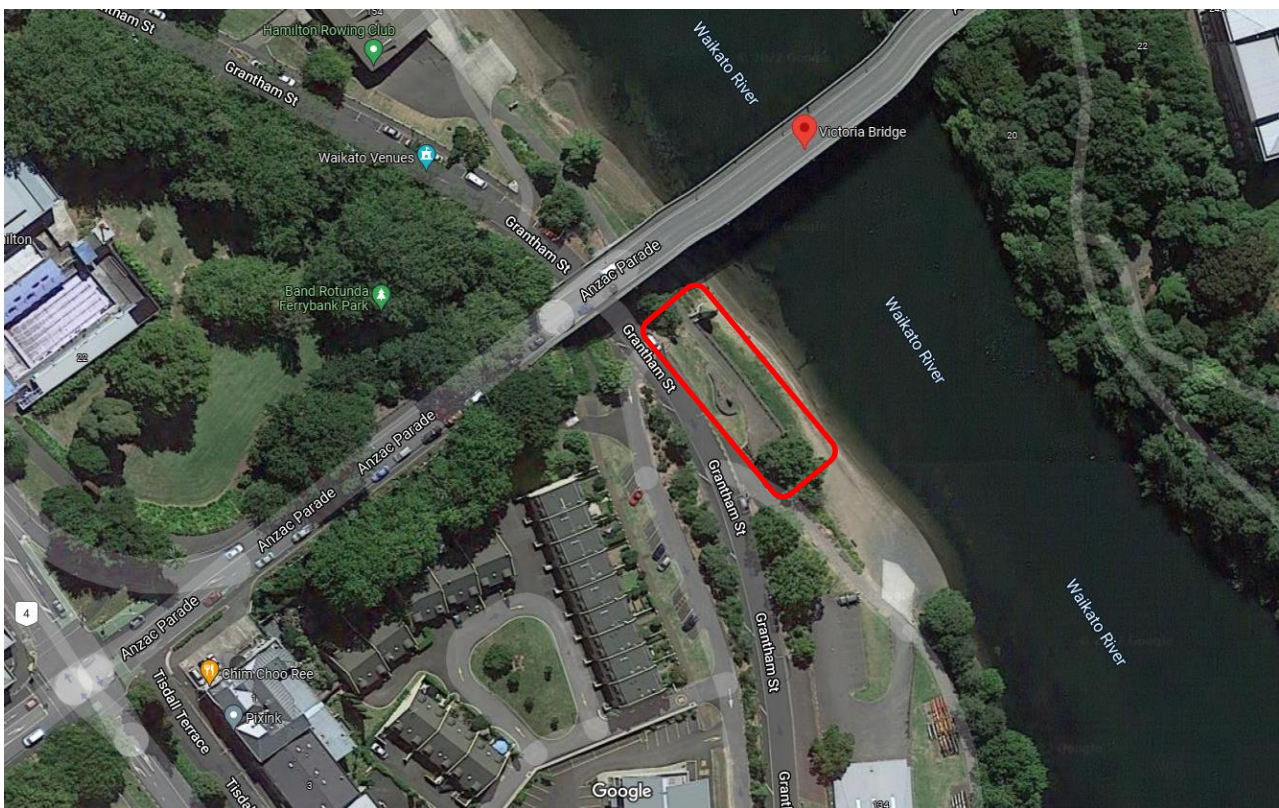


Figure 11: Aerial image showing the location of the former Roose Shipping Company wharf (outlined in red).
Source: Google Earth.

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: High</p> <p>Explanation: <i>The timber and concrete wharf remains have a direct association with the Roose Shipping Company which used this wharf to ship gravels and other materials up and down the Waikato River from the early to mid-20th century. The wharf and company have an association with the owner/operator Caesar Roose, who was well known in Hamilton and the Waikato as a business operator, employer, and philanthropist.</i></p> <p><i>The Roose Shipping Company Ltd provided a key service for linking goods and services from around New Zealand with Port Waikato and the Waikato River. The remains of this wharf are of high significance to Hamilton and the Waikato region.</i></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,</i>	<p>Level of Significance: High</p> <p>Explanation: <i>The place has high significance for Hamilton and the Waikato in terms of evidence of early to mid-20th century transportation routes along the river corridor and the link this provided with the rest of New Zealand.</i></p>

social or economic trends and activities.	
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b. Physical/ Aesthetic / Architectural Qualities	
<p>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The wharf has low architectural value for as there would have been little consideration in applying any decorative style to the wharf structure design of such a utilitarian structure. However, there is a moderate industrial aesthetic quality to the alignment of the remaining concrete retaining wall and timber wharf piles and beams alongside the river corridor, which have moderate aesthetic values. In fact, these functional and robust features were repurposed for use as the riverside walkway's retaining wall following the dismantling of the wharf. These remains are insitu markers which represent the exact location of a much-larger former historic wharf structure, as well as tangible evidence of an industrial past associated with the Waikato River.</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 structure are not known.</p>
<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: Archaeological (pre-1900) and historic-period (post-1900) jetty piles and wharf foundations are relatively commonplace features around New Zealand, but both are rare in Hamilton City. Therefore, these wharf foundations have high rarity value on a local and regional level in relation to the historic theme of river transportation.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The condition of the visible remains alongside the riverbank appear to be original and have remained in situ since the Roose Company wharf was developed into park grounds in the late 20th century. The authenticity of the structure at present is not known but are unlikely to have been modified since the jetty was abandoned.</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: High</p>
	<p>Explanation: The wharf remains have high significance for its setting on the Waikato River and in the vicinity of Ferry Bank Park, another significant historical site. Whilst the riverbank site has been modified over time, the river's alignment has not changed significantly at this location, so the wider physical setting retains its authenticity.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The wharf remains have a moderate landmark value due to its placement in a public park and its riverbank context. However, this feature does not appear to have very much interpretive signage and its presence would therefore not be widely known to the public and/or passers-by.</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 remains of the wharf have moderate continuity value for their contribution to the surrounding park/garden and riverbank setting. However, this historic place does not appear to have very much interpretive signage (relevant to the wharf), therefore its presence may not be as widely known to the public and/or passers-by as it could be.</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: This historic place has no known group value with other historic former wharf structures on the Waikato River in Hamilton City, as there are no further known locations of such wharves recorded to date.</p> <p>However, this historic place may be considered part of a collection of places associated with transportation over and on the Waikato River. The Roose Shipping Wharf remains, along with the foundations of the Union Bridge, and nearby Hamilton punt's jetty piles increase the heritage values of this riverside landscape and contribute to its high significance as a whole.</p>

d. Technological Qualities	
<p>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The timber and concrete wharf remains represent low technological significance for its standard craftsmanship and use of utilitarian materials for the time period in which it was constructed.</p>

particular construction technique or has potential to contribute information about technological or engineering history.	
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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.	<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.</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>Level of Significance: None</p> <p>Explanation: The place is not listed with HNZPT or recorded by the NZAA's Site Recording Scheme.</p>

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.	<p>Level of Significance: Low</p> <p>Explanation: The remains of the wharf are not known to be held in high public esteem, to contribute to community identity, or to have commemorative or symbolic significance. However, the interpretative capacity of the place could potentially increase an understanding of the past in this part of Hamilton and the historic use of the river.</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 wharf remains have low potential to contribute to information about New Zealand history through documentary records associated with the place as well as through physical ground investigations (due to the site having been heavily modified following the closure of the wharf).

3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that the 'Former Roose Shipping Co. Ltd Wharf' be scheduled in Plan Ranking: Category A.

4. Bibliography and References

4.1 General Sources

Alexander Turnbull Library Archives

Hamilton City Council Archives

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Hamilton City Council District Plan

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Thomas, J. (1998) 'Roose, Caesar', Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand.

Vercoe, G. (1997) Bow Waves on the Waikato. Reed Books, Auckland.

4.2 Historic Titles, Deeds and Survey References

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Rotary Centennial Clock (1964)

314 Grey Street, Hamilton East, Hamilton



Figure 1: Rotary clock outside 314 Grey Street.

1. Historical Summary

Rotary is a global network consisting of over 1.4 million members, with 46,000 official clubs.¹ The organisation is focused on community improvement and support with a mission to “provide service to others, promote integrity, and advance world understanding, goodwill, and peace through fellowship of business, professional, and community leaders”.²

¹ <https://www.rotary.org/en/about-rotary>

² <https://www.rotary.org/en/about-rotary>

The Rotary Club of Hamilton East was chartered in 1960.³ In 1964, the Hamilton East chapter commissioned a bespoke clock to be made to celebrate the centenary of the Hamilton East suburb which was erected on the pavement outside 314 Grey Street.

There do not seem to be any records that identify who designed the clock, or how it was funded. However, further discussions with the Rotary Club may bring this information to light.



Figure 2: Aerial showing the location of the Rotary Centennial Clock outside 314 Grey Street.
Source: HCC GIS Maps

2. Physical Description

2.1 Setting - Site Description

The clock is located on the eastern side of Grey Street in Hamilton East. The structure has been erected on the pavement and is clearly visible, making it a landmark of sorts.

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

The site is not recorded on ArchSite. The place is not listed with HNZPT, nor is it scheduled within HCC's existing Heritage Inventory.

³ <https://rotary9930.org/page/clubs-hamilton-east>

2.4 Description of Building or Structures

The structure has the form of an uneven cross, with the long vertical beam intersecting with a shorter cross beam which suspends the clock above the street. The vertical beam appears to have been constructed using a foundation of concrete with steel supports to either edge and patterned concrete blocks to the interior. These bricks were in common use in the mid-20th century in residential construction and landscaping. The crossbeam is entirely hollow, and its exterior structure appears to have been made using steel.

A typographic 'H' sits inside the shorter end of the crossbeam containing a cut out of the number '100' indicating the centennial celebration of the Hamilton East suburb. The longer end of the crossbeam holds a suspended clock over the road reserve below.



Figure 3: The Centennial Clock on Grey Street.



Figure 4: The Centennial Clock on Grey Street.

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: High
	Explanation: The clock is directly associated with the Hamilton Rotary Club which was established in 1960.
<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 clock has moderate significance in terms of historical patterns for its celebration of a centenary.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: The clock has moderate significance for its design and style, which incorporates elements that celebrate the centennial nature of the structure. It is a special and unique design that exhibits stylistic elements of the period in which it was built.
	Level of Significance: Unknown

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.	Explanation: The designer and builder are unknown.
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High Explanation: The clock is an unusual feature, giving it high rarity value.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: High Explanation: The clock appears to be unchanged since its construction in 1964.

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: High Explanation: The clock's setting is an important aspect of its heritage significance – the site was specifically chosen for its visibility and high pedestrian usage.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: High Explanation: The clock is undoubtedly a landmark feature on Grey Street due to its height, visibility, and placement.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Low Explanation: The clock has some continuity value for its contribution to the surrounding streetscape.
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: None Explanation: The structure is stand-alone and has no known group value.

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 clock has some technological value for its use of materials and construction.

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 place is not known to have archaeological significance.
<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: The place is not listed with HNZPT.

f. Cultural Qualities	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it,</i>	Level of Significance: High
	Explanation: The place has high cultural value for its dedication as a centennial celebration honouring the suburb of Hamilton East and its community. Many families have likely lived in the area for generations and will be descendants of the original 4 th Waikato Regiment members who were allocated land in the area when the suburb was first established in 1860's.

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 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:	High
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	High
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the Rotary Clock in Grey 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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Russian Bell Tower (2002)

Hamilton Gardens, Hamilton



Figure 1: The 17th century replica Russian Bell Tower in the Hamilton Gardens, 2021.

1. Historical Summary¹

The Russian Bell Tower was designed by Auckland architect Sergei Koleshinikoff and constructed by David Bowden and Peter Hadley on the initiative of the New Zealand Russian Community Trust. Though no information was found on Koleshinikoff or Hadley, David Bowden's work is well documented. An obituary published in 2002 provides the following information:

"There can be few Hamiltonians who have gone so quietly about their work yet left so large a public legacy for the city of their birth. David's work in the [Hamilton] Gardens culminated in a Civic Award in 2002. The [Russian Bell] Tower is but one example of David's extraordinary work in the Gardens: the Chinoiserie; Millmead; the Japanese and Chinese pavilions; the pavilion and arbour in the English Garden; the arbours and Chippendale benches in the Rose Gardens; the Modernist Garden chairs; the cots in the Char Bargh Garden; the frontage of the Victorian pavilion.

The roof of the bell tower was tricky, until David came up with a novel approach to solving the construction of the roof. He likened it to taking the skin off half an orange, cutting it in six, then turning it inside out."

The tower is based on a standard 17th century Russian bell tower and was built using traditional timber-working construction methods. Each log has been notched so it precisely fits the adjacent one. The timber used was NZ-grown treated *pinus radiata* which was 'wet' when used, so that the joints would seal together more tightly when the wood inevitably dried out and shrunk. The floorboards are an imported wood that David Bowden called "a poor mans teak", which was likely Iroko. The shingles on the roof are cedar - David Bowden said the Russians would have used a softer timber like larch.

The bell sits left of centre within the tower and is supported by a very solid steel frame. On 28th February 2002 Russian Ambassador Gennady Shabannikov officially handed over to Mayor David Braithwaite a bell cast by the Moscow Government as a gift to Hamilton City.² The bell was kindly presented by the mayor of Moscow, Yuri Luschkov.³ The bell, cast in January 2002, is 80 per cent copper and 20 per cent tin.⁴ It weighs 64kg, is 428mm in diameter and 475mm in height.⁵ The bell is decorated and includes wording in old Slavic script, which says "Gift from Government of Moscow City".⁶

The Hamilton Gardens provide the following description of the importance of a bell tower to communities which provides context to its hidden location amongst the trees in the Hamilton Gardens:

"In ancient Russia, bells summoned people to church or defend their lands, gave warning of fires or enemy attacks...or helped those lost in blizzards. To have a bell seized or destroyed by an enemy brought disgrace to the village, so often bells were hidden in the woods or buried to avoid seizure."

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

² https://www.waymarking.com/waymarks/wm77F2_Russian_Bell_Tower_Hamilton_New_Zealand

³ https://www.waymarking.com/waymarks/wm77F2_Russian_Bell_Tower_Hamilton_New_Zealand

⁴ Hamilton City Council Annual Report, 2002

⁵ Hamilton City Council Annual Report, 2002

⁶ Hamilton City Council Annual Report, 2002



Figure 2: Map of the Hamilton gardens with the location of the bell tower indicated (#17).
Source: Hamilton Gardens

2. Physical Description

2.1 Setting - Site Description

The tower is located to the north of Turtle Lake in the Hamilton Gardens. The structure is surrounded by trees but the spire peeks out and is visible, making it a landmark of sorts. It is fully accessible to the public when the gardens are open.

2.2 Property Details

N/A

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

As described above, the tower is based on a standard 17th century Russian bell tower and was built using traditional timber-working construction methods. Each log has been notched so it precisely fits the adjacent one. The timber used was NZ-grown treated *pinus radiata* which was 'wet' when used, so that the joints would seal together more tightly when the wood inevitably dried out and shrunk. The floorboards are an imported wood that David Bowden called "a poor man's teak", which was likely Iroko. The shingles on the roof are cedar. The bell sits left of centre within the tower and is supported by a very solid steel frame. The structure is essentially a gabled form at ground level with a full wrap-around verandah, with the tower located centrally above.



Figure 3: The Russian Bell Tower amongst the trees.

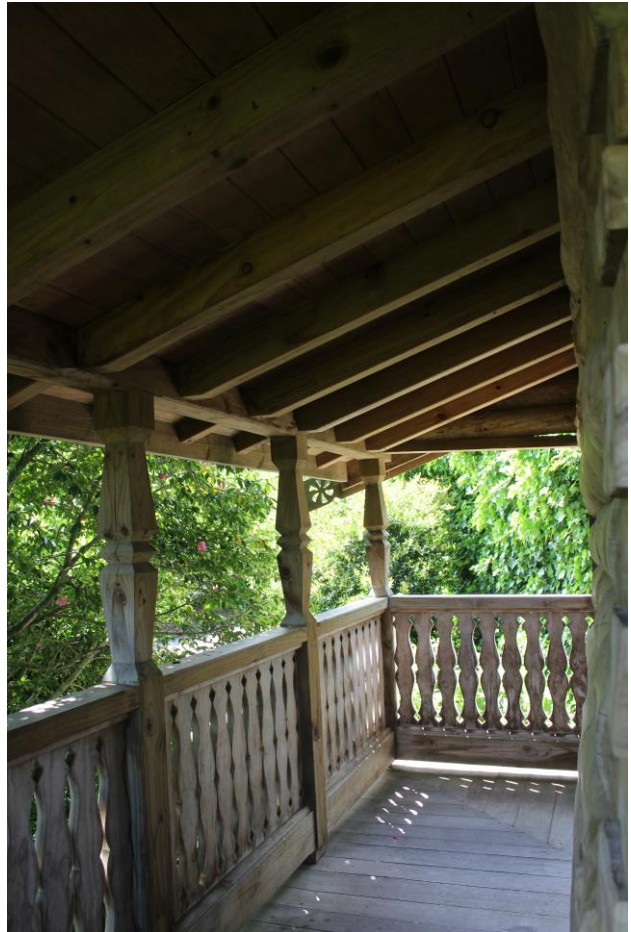


Figure 4: The wrap-around verandah at ground floor level.



Figure 5: The Russian Bell Tower visible above Turtle Lake in the Hamilton Gardens.
Source: Blog Site



Figure 6: The bell housed in the tower.
Source: Blog 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</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>Level of Significance: High</p> <p>Explanation: The bell tower is associated with the Russian community in Hamilton and the city of Moscow in Russia, as well as a number of prominent individuals who were involved with the gifting process such as the Mayor of Moscow at the time (Yuri Luschkov), and prominent late craftsman David Bowden.</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>Level of Significance: Low</p> <p>Explanation: The place has some significance in terms of historical patterns for its celebration of overseas cultural connections and communities.</p>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type:</i> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.	<p>Level of Significance: Outstanding</p> <p>Explanation: The bell tower has exceptional significance for its design and style, which is based on a 17th century Russian Bell Tower. It has highly distinctive aesthetic attributes deriving from its form, scale, materials, and particularly its craftsmanship.</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>Level of Significance: High</p> <p>Explanation: The tower was designed by Sergei Koleshinikoff and constructed by David Bowden and Peter Hadley. While little information was found on Koleshinikoff or Hadley, Bowden is a well-known and celebrated craftsman.</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: Outstanding</p> <p>Explanation: The bell tower is entirely unique in New Zealand, giving it exceptional rarity 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.	Level of Significance: Outstanding
	Explanation: The place appears to be unchanged, though it was only constructed in 2002.

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: High
	Explanation: The towers' setting is an important aspect of its heritage significance. The secluded site was specifically chosen for its partial visibility and plays into the historic significance of 'hiding' bell towers to protect them from being captured.
<i>ii. Landmark:</i> The historic place is an important visual landmark or feature.	Level of Significance: High
	Explanation: The tower is undoubtedly a landmark feature in the gardens due to its height, visibility, and placement.
<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 tower has moderate continuity value for its contribution to the surrounding Hamilton Gardens as a place of celebration for cultural connections and associations.
<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: None
	Explanation: The structure has no known group value.

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	Level of Significance: Outstanding
	Explanation: The tower has exceptional technological value for its use of traditional European wood-working methods which are highly unusual in New Zealand. It demonstrates a high level of technical achievement and

early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	has the potential to contribute information about traditional timber construction techniques.
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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.	<p>Level of Significance: Unknown</p> <p>Explanation: The archaeological significance of the site is unknown. It is possible that the site was occupied prior to 1900 and therefore may have some archaeological significance.</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>Level of Significance: None</p> <p>Explanation: The place is not listed with HNZPT.</p>

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.	<p>Level of Significance: High</p> <p>Explanation: The place has high cultural value for its dedication to the relationship between the city of Moscow in Russia and the Russian community in Hamilton.</p>

g. Scientific Qualities	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	Level of Significance: Low
	Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical 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:	Outstanding
c) Context or Group Values:	High
d) Technological Qualities:	Outstanding
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	High
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the Russian Bell Tower in Hamilton Gardens be scheduled in Plan Ranking: Category A.

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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Sikh Temple

1418-1426 Te Rapa Road, Horotiu, Hamilton



Figure 1: Sikh temple at 1418-1426 Te Rapa 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 suburb of Horotiu sits to the north of the central city area, on the western side of the Waikato River. Ngāti Hauā had a pā named Horotiu near Cambridge and they also had land in this area which was confiscated in the 1864 invasion.¹ The place became well known for industrial activities such as farming and as the location of a large-scale freezing works plant in the mid-20th century.

The land on which the temple currently sits was part of a larger section of land on the western edge of the Waikato River owned by Francis Henwood, farmer, and Herbert Frederick Lister, labourer, in 1933 (SA563/65). This land was transferred multiple times in the early and mid-20th century, but to no historic effect until 1958 when a new Certificate of Title was created which gave Edward John Rogers, farmer, as the new property owner (SA1426/27). In 1962 a survey plan was formally commissioned which subdivided Rogers' estate, and Lot 1 (Figure 2) was kept by Rogers and a new Certificate of Title created in 1963 (SA2A/1396).

The land was subdivided again in the 1960's and two smaller sections were created which fronted Te Rapa Road. Of these two smaller sections, Lot 2 would become the site of the new temple. The new 1968 Certificate of Title for Lot 2, in Roger's name, would show that he conveyed the land to the NZ Sikh Society in 1969 (SA9D/1009).

A number of mortgages were taken out soon afterwards to fund the building of the new temple on the site. The foundation stone was laid on the 3rd of October 1976, exactly 12 years after the Sikh Society had been founded, and the opening was held on the 28th of May 1977.² The place was known as the Sikh Temple, or 'Gurdwara' - a place of assembly and worship for Sikhs. The Hamilton Gurdwara was the first in New Zealand, although an Indian community had been present in the area since the 1930's.³

¹ Taonga, New Zealand Ministry for Culture and Heritage Te Manatu.

² Punjab to Aotearoa Social Media

³ <https://teara.govt.nz/en/photograph/27161/sikh-gurdwara>

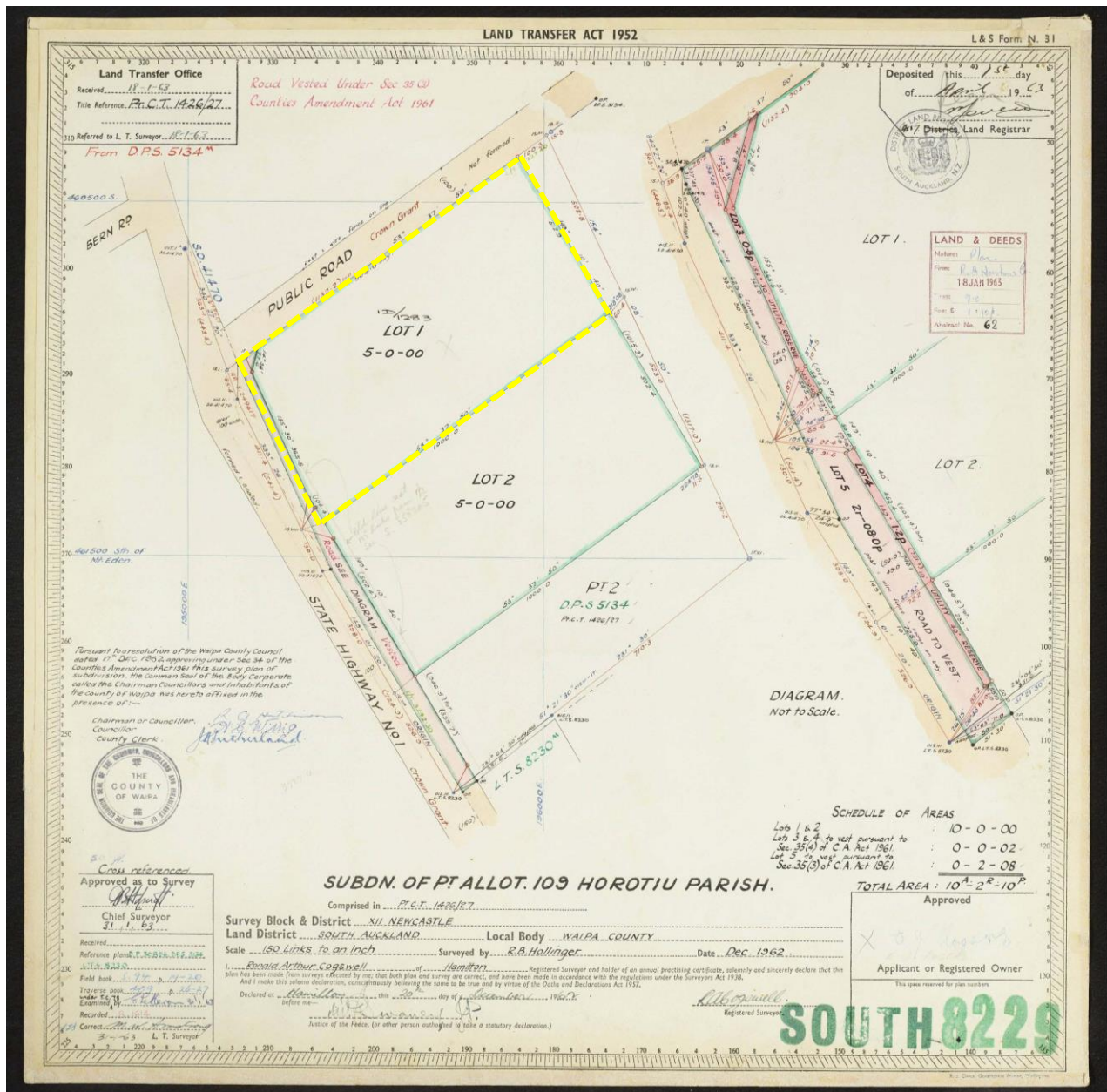


Figure 2: 1962 survey plan DP 8229 with Lot 1, which would eventually become the site of the temple, indicated.

Source: LINZ



THE SIKH GURDWARA AT TE RAPA, HAMILTON
The Sikh Gurdwara at Te Rapa, Hamilton was built by the New Zealand Sikh Society. Foundation stone for the Gurdwara building was laid on 3rd October 1976 and the opening of the Gurdwara was held on 28th May 1977.



Figure 3: The newly completed Sikh Temple (left) and opening day brochure (right).
Source: Punjab to Aotearoa Social Media

2. Physical Description

2.1 Setting - Site Description

The temple is located on the eastern side of Te Rapa Road in the suburb of Horotiu. It is set back from the road and obscured by palm tree plantings to the perimeter of the property, with an architectural fence inkeeping with the Temple's style along the street frontage. The surrounding area is a mixture of farmland and isolated commercial or industrial properties.

2.2 Property Details

Legal Description: Lot 2 DPS 8229

Parcel ID: 4271592

Current Certificate of Title ref: SA9D/1009

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 Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

The Sikh Temple is designed in an architectural style that is typical for this particular religious community. Sikh Temple buildings commonly feature a plain white rectangular base, with ornamental embellishments to the rooftops in the form of domes and urns, often painted in a combination of blue and gold (Figure 4 and Figure 5). The use of ogee and horseshoe arches are

also a common element of Sikh Temple design, as are covered colonnades. The Te Rapa Road Gurdwara fits this aesthetic. It is single-storeyed, constructed in concrete block that has been painted in plain white. It features colonnades to one side, and the horizontal line of a small parapet is picked out in blue. The most striking feature is the large two storey dome with a roof painted in gold, which signals the entrance to the Temple. It is flanked by two much smaller domes that also have gold painted roofs.



Figure 4: Takanini Gurdwara.
Source: Amritpal Singh Mann



Figure 5: Naenae Gurdwara.
Source: Wikimedia Commons



Figure 6: The Te Rapa Road Gurdwara.



Figure 7: The Te Rapa Road Gurdwara.

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: The place has moderate associative value for its connection to the Sikh Society, and the wider Sikh community.
<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: The place has high significance with regard to historic patterns in the region as the first Gurdwara, or Sikh Temple, to be constructed in New Zealand.

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: The building has moderate architectural significance as a relatively utilitarian example of Sikh Temple design. The most prominent feature is the large dome at the front of the building which signals the building's main entrance.
<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>	Level of Significance: Unknown
	Explanation: The architect and builder are unknown.

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 has moderate rarity value as an example of Sikh Temple design. A number of other similar temples are evident across the country, though no other Sikh Temples appear to be located in 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: High</p> <p>Explanation: The place appears to have high authenticity and has undergone little change since its construction in the 1970's.</p>

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.	<p>Level of Significance: Moderate</p> <p>Explanation: The property is set in on a large site that is fenced and screened by large palm trees and a hedge, which have clearly been deliberately planted and are maintained. This purpose-designed setting extends the significance of the building to a moderate extent.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate landmark value as a large and unusual architectural structure, however it is partially obscured from the adjacent road due to palm tree plantings.</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: 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 late 20th century.</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: The place has some group value as one of a number of Sikh Temples in New Zealand.</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: 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: 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: The place 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,</i>	Level of Significance: High
	Explanation: The place has high cultural value for its connection to the Sikh community in Hamilton, and New Zealand as the flagship Gurdwara built in 1977. It continues to be a place of worship for the Sikh community, with spiritual and commemorative significance.

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: 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 this area of Hamilton.

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:	High
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally. The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

It is recommended that the Sikh Temple at 1418-1426 Te Rapa 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 SA563/35 (1933)
CT SA1426/27 (1958)
CT SA2A/1396 (1963)
CT SA9D/1009 (1968)
DPS 8229 (1962)

Hamilton City Council Heritage Inventory Assessment Form Draft

Swarbrick Memorial Arch

Hamilton Lake Domain, Corner of Ruakiwi Road and Rotoroa Drive, Hamilton Lake



Figure 1: The Swarbrick Memorial Arch in Lake Domain.

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 In 188, the Lake was declared a reserve for public recreation under the control of the Hamilton Domain Board.⁴ It became a popular area for residential development due to its scenic qualities, and opportunity for recreational activities. In 1890 the Hamilton Rowing Club was formed and first competed on the lake; and in 1913 a bathing shed, miniature golf course, and kiosk were built around the lake. Families spent Sundays at the Domain, enjoying picnics, boating carnivals, swimming, brass bands, horse and carriage rides, and other local events.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/10412884/13/Voyage-around-the-Hamilton-Lake>

⁴ https://www.hamilton.govt.nz/our-city/parks/parksandgardens/Documents/Hamilton_Lake_Domain_Management_Plan.pdf

⁵ https://www.hamilton.govt.nz/our-city/parks/parksandgardens/Documents/Hamilton_Lake_Domain_Management_Plan.pdf

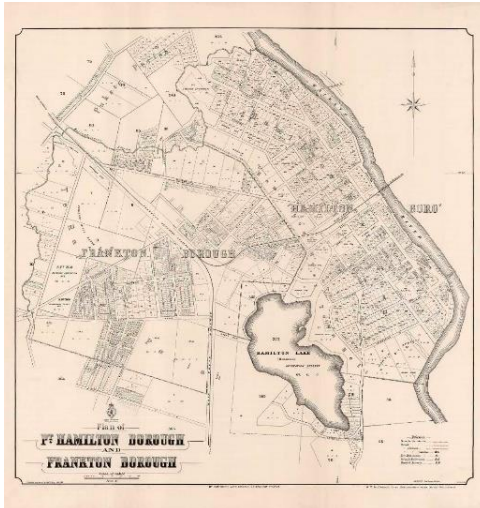


Figure 2: Map of the suburbs of Frankton, Hamilton Lake, and Hamilton Central, 1913.
Source: ATL



Figure 3: A man rows across Lake Hamilton, 1906.
Source: HCC Archives

The Swarbrick Memorial Arch is located at the corner of Ruakiwi Road and Rotoroa Drive in Hamilton Lake Domain. It is a memorial to Arthur Swarbrick (1851-1927), who was the chairman of the Hamilton Domain Board from 1913-1921 and 1925-1927. The following information is sourced from a newspaper article⁶ published on Swarbrick and his legacy:

Arthur Swarbrick was a man of many strengths, each of which is worthy of more detail than this column can provide. Swarbrick's impact on the development of Hamilton is reflected in the naming of a street and a park, also Swarbrick Landing on River Road. The magnificent brick archway entrance to the Lake Domain on Ruakiwi Road was erected in his memory (see Ann McEwan's Memory Box article in the Waikato Times on October 11, 2011).

Swarbrick's name is also known through the law firm he built up after taking over the practice of William Macgregor Hay in 1893. Swarbrick began his legal career as a clerk in Hay's office, completing his solicitor's exams about the time of Hay's death. Swarbrick specialised in local body law. At the time of his death, he had been solicitor for the Waikato County Council and Hamilton Borough Council for over 30 years and was also solicitor for the Waipa County Council and other local bodies.

The firm developed as Swarbrick and Swarbrick, later as Swarbrick Dixon. In 2011, Tompkins Wake acquired Swarbrick Dixon, making it "the largest law firm in the North Island outside of Auckland and Wellington" according to its website.

Arthur Swarbrick came to New Zealand in 1877. The son of a well-to-do family, he was able to purchase over 300 acres on what was then the outskirts of Hamilton – now the Bankwood-Fairfield area. In 1881, he married Adriana Pieters in her hometown of Rotterdam. The couple had five children, but the youngest, Henry, died in 1910 from meningitis.

As Swarbrick's obituary stated, there was hardly an activity in Hamilton with which he had not been associated: first president of the Hamilton Law Society, foundation member of the Hamilton Club and the Waikato Rowing Club, president of the operatic society, involved with

⁶ <https://www.stuff.co.nz/waikato-times/opinion/67689678/the-dead-tell-tales-arthur-swarbrick>

the Waikato A&P Association and the Racing Club. He was a master of Lodge Beta of Freemasons, first chancellor of St Peter's Cathedral, choir master and a lay reader for many years. Arthur and Adriana were well-known in stage productions in Hamilton.

But most significantly, he was chairman of the Domain Board. He facilitated the establishment of domain lands and the development of the area by Hamilton Lake.

A memorial service was held in the Supreme Court, where "practically the whole of the legal profession in town" assembled to pay their respects to the man described as one "of high character, of strict principles, devoted to his work, and to the improvement of the town in which he lived".

Arthur Swarbrick was buried in the Masonic Block in Hamilton East Cemetery with Adriana, who died about 18 months before Arthur did.

After Swarbrick's death in 1927, the memorial archway was constructed to the entrance of the 'Lake Domain' in his honour, and was opened in 1930.⁷ Construction of the arch was described in the contemporary newspapers (Figure 5 and Figure 6), although the designer, builder, and type of stone used in construction are not recorded. It is possible that records of the Hamilton Domain Board and/or of the Hamilton Borough Council may contain this information. Two marble slabs were made and affixed to the panels above the pedestrian entrances. One reads: "this entrance is dedicated to the memory of the late Arthur Swarbrick"; and the other reads: "Chairman, Hamilton Domain Board, 1913-1921; 1925-1927. If you seek a further monument, look within."

A WORTHY PIONEER **MR. A. SWARBRICK, OF** **HAMILTON.**

WIDE RANGE OF ACTIVITIES.

Word was received by his relatives in Te Awamutu late yesterday afternoon of the death in Hamilton that day of Mr Arthur Swarbrick, senior partner in the well-known legal firm of Swarbrick and Swarbrick, of Hamilton and Te Awamutu, aged 76 years. Deceased, who had been in precarious health for the past three years, was born in Derby, England, and came to New Zealand when about 25 years of age. He took up farming at Kirikiriroa, now Claudelands, Hamilton, and while there became connected with the law office of Mr McGregor Hay, solicitor, of Hamilton, and in 1892 he gave up his rural occupation and took over the practice of Mr Hay.

Mr Swarbrick soon became recognised as an authority on local body government. He had been solicitor to the Waikato County Council since the year 1900, and solicitor to practically every other local body in the district, including the Waikato County Council (in conjunction with his son, Mr H. A. Swarbrick, of Te Awamutu), and a number of drainage and road boards. There was hardly an activity in Hamilton with which Mr Swarbrick had not been associated. He was the first president of the Hamilton Law Society, choirmaster at St. Peter's Church, president of Hamilton's first operative society, managing director and secretary in 1887 of Hamilton's first dairy company, the Waikato Cheese and Bacon Company. He was a foundation member of the Hamilton Club, a member of the Waikato Agricultural and Pastoral Association, and a steward of the Waikato Racing Club. He was president of the Hamilton Rowing Club and was one of the early masters of Beta Waikato Masonic Lodge

For 40 years Mr Swarbrick was a lay reader, a member of the vestry, and choirmaster at St. Peter's Church. When the Waikato diocese was established last year Mr Swarbrick was appointed diocesan chancellor, and in that capacity he officiated at the consecration of Bishop Cherrington on 12th December.

During the last 14 years Mr Swarbrick had principally confined his public services to furthering the interests of the Hamilton Domain Board; he became chairman when that Board was established in 1913, and except for a break of two years, was chairman until his death.

Mrs Swarbrick died in May, 1926, but there are three sons and a daughter left—Messrs F. A. Swarbrick, L. P. Swarbrick, and H. A. Swarbrick, and Mrs C. H. Holloway.

The interment will be private.

Figure 4: Obituary for Arthur Swarbrick, 1927.

Source: Waipa Post, Volume 35, Issue 2090, 29 November 1927, Page 5

⁷ Waikato Times, Volume 107, Issue 17908, 2 January 1930, Page 8

SWARBRICK MEMORIAL. TRIBUTE IN STONE. DOMAIN ARCHWAY OPENED.

A GREATER MONUMENT WITHIN.

In recognition of the great work done by the late Mr A. Swarbrick, as chairman of the Hamilton Domain Board, a stone archway has been erected to his memory at the entrance to the Lake Domain. This was officially opened this afternoon by His Worship the Mayor, Mr J. R. Fow.

The late Mr Swarbrick was chairman of the Domain Board from its inception as a nominated body, in 1913, until his death last year, with the exception of one short period during which time he still retained his interest in the domains, as a member of the board. When the control of the domains was taken from the Borough Council, an end which Mr Swarbrick was largely instrumental in bringing about, he was appointed its first chairman. At that time the domain lands themselves and the leases connected therewith were in a very bad condition. The domains now used as recreation reserves were overgrown waste areas, and the leases of other areas were in a hopeless state of confusion. It is largely the straightening out of the lease entanglements that constitute the chief monument to Mr Swarbrick's work. The task was a colossal one and entailed months of careful searching and finally a special Act of Parliament. His fight to prevent the draining and subdividing of the block of 68 acres of low-lying ground on the Frankton side of the Lake, was also a notable achievement of his. But for his ef-

forts in this, which entailed a big fight against vested interests, and the acquirement of the area by the board under the Public Works Act, it is highly probably that the waters would by now have been drained from the Lake, and that only a mud covered basin would have remained. His practical work also is a lasting tribute to his memory, for the swards and plantations which everywhere abound are examples of his handiwork. The domain lands became the chief hobby of the old gentleman's later years, and the early morning mists and the dying light of the day, would see him tramping around one or other of the reserves, no matter what the weather, directing operations and often at work with his coat off.

On his death there was an immediate public response to the suggestion that his memory should be perpetuated in stone, and as a result, the present memorial arch has been raised at the entrance to the Lake Domain, which was his special pride.

This afternoon's function which was performed in the presence of members of the Domain Board, Borough Council and deceased's family and a large number of the public.

Two marble slabs have been made which will be affixed to the panels above the two pedestrian entrances. One slab contains the inscription:—

This entrance is dedicated to the memory of the late Arthur Swarbrick. The other reads:—Chairman, Hamilton Domain Board, 1913-1921; 1925-1927.

If you seek a further monument, look within.

The slabs were on exhibition at the entrance and will be erected within the next few days.

Figure 5: Newspaper article describing the memorial archway dedicated to the late Arthur Swarbrick, 1930.
Source: Waikato Times, Volume 107, Issue 17908, 2 January 1930, Page 8

An Open Door.

The speaker compared the present beautiful parks with the conditions existing 15 years ago. From areas covered with noxious growth these beautiful grounds had been wrought on the very limited revenue which the board received from its leases, and the guiding hand in all this, until his death, was the late Arthur Swarbrick. There had been judicious tree planting, the formation of a foreshore and sandy beach and a scenic drive that was a source of great interest and pleasure to visitors. The citizens of Hamilton were glad to think that Mr. Swarbrick lived to see literally thousands of children with their parents enjoying the freedom of that domain. Thus the Domain Board was moved to erect that arch, which was most appropriate. It was not a barrier, but an open door, an abundant entrance to the town's health-giving, pleasure-providing possessions.

On his own behalf and on behalf of the Domain Board and the town, His Worship declared the entrance open. The late Mr. Swarbrick, he said, was not a man who easily fitted into the

(Continued in next column.)

conventions of life, but he had a wide range of vision and when he left us, it was as though a standard bearer had fallen.

A Fitting Tribute.

Returning thanks on behalf of members of the Swarbrick family, Mr Fred. Swarbrick said it gave all the family a deep sense of gratitude to see the wonderful tribute which the Domain Board and the citizens of Hamilton had paid to the memory of his late father. It was very fitting indeed that this structure should be placed there to his memory. During the last few months of his life

one of his most constant thoughts was how to provide a fitting entrance to the Lake Domain. He often remarked: "Perhaps some public spirited citizen will provide the money." He did not realise that it would be his memory that would provide the means to erect that very fine entrance. There was, added the speaker, nothing more fitting or that his family could have wished than that splendid tribute. His family felt it deeply indeed that the people of Hamilton had thought so much of the late gentleman's memory and work as to raise a monument to him in stone. Even the tablets were inscribed in the very words he would have wished. The Lake grounds were above all his most especial care and pride. He used to say the sports bodies could speak for themselves, but that his responsibility was the tired mothers and little children who found their rest and pleasure at the lake. Therefore nothing more worthy could have been erected than that entrance, and the speaker desired to thank the people on behalf of himself and the Swarbrick family, for that splendid tribute.

Mr Fow then severed the ribbon across the entrance and declared the memorial arch open.

The South Auckland Pipe Band, which formed a guard of honour, then played two selections and the public filed beneath the arch.

Figure 6: Newspaper article describing the memorial archway dedicated to the late Arthur Swarbrick, 1930.
Source: Waikato Times, Volume 107, Issue 17908, 2 January 1930, Page 8



Figure 7: Arthur Swarbrick and his wife Adriana Pieters, undated.
Source: Te Ara



Figure 8: Arthur Swarbrick and family, 1896.
Source: Te Ara

2. Physical Description

2.1 Setting - Site Description

The arch is located at the corner of Ruakiwi Road and Rotoroa Drive in Hamilton Lake Domain. The structure is highly visible as a landmark on the street and serves as a pedestrian entrance to the park.

2.2 Property Details

N/A

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 archway is a tripartite construction with a large central arch over a pedestrian walkway, and two smaller flanking arches to either side. The structure is made from roughly hewn rubble-course stone and is devoid of any embellishments. It is largely concealed by vegetation that has grown over all three of the arches and is adhered to the stonework.



Figure 9: One of the plaques on the Swarbrick Memorial Arch.



Figure 10: The Swarbrick Memorial Arch, as viewed from inside the domain.



Figure 11: The Swarbrick Memorial Arch viewed from Ruakiwi Road.



Figure 12: The Swarbrick Memorial Arch viewed from Ruakiwi Road.



Figure 13: Aerial of the Hamilton Lake Domain, 1964. The archway is clearly visible toward the top of the image. Source: Retrolens

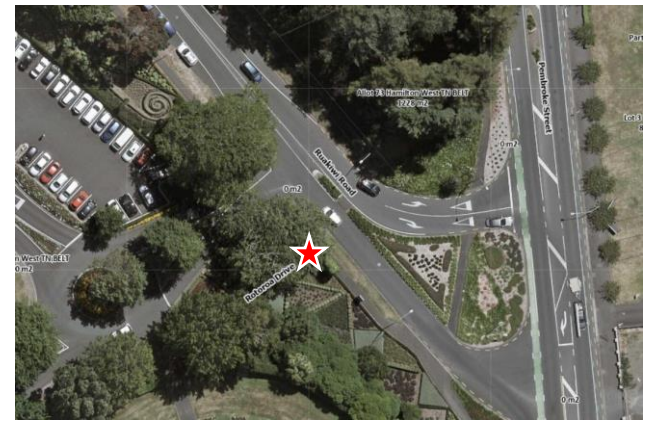


Figure 14: The location of the arch. Source: HCC Aerials

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

a. Historic Qualities	
<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: High
	Explanation: <i>The arch is a memorial to the well-known and respected Hamilton Domain Board Chairman, Arthur Swarbrick.</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: High
	Explanation: <i>The place has moderate significance in terms of historical patterns for its use as a memorial in a public place – a common occurrence for important individuals. It also reflects the history of the Lake Domain itself, its importance to the city of Hamilton and its ongoing use for recreation.</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 arch has some architectural value as a simplistic memorial designed in a utilitarian manner. The size and triple-arched form, while simple, mean that the structure creates a distinctive and ceremonial entrance to the Domain.</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: Despite the press coverage of the arch's erection, the designer and builder of the structure are not known. It is possible that records from the former Hamilton Domain Board and/or Hamilton Borough Council would reveal this information.</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 arch has moderate rarity value as an uncommon feature in Hamilton, though there are other memorial arches in the city</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: Exceptional</p>
	<p>Explanation: The structure appears to be virtually unchanged since its construction in 1930, although it is now largely concealed by vegetation.</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: High</p>
	<p>Explanation: The arch has high significance for its setting at the entrance to Domain Park, a highly visible place. It was specifically intended to form the entrance to the park, and therefore it is intrinsically connected with this setting.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The arch has high landmark value due to its placement at the entrance to a public park.</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: The arch has high continuity value for its contribution to the surrounding park and garden setting, and the character of the wider area of the Park Domain. It has now formed the main entrance to the park for over 90 years.</p>
<p>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>Level of Significance: Moderate</p>
	<p>Explanation: The structure has moderate group value as one of a number of memorial stone arches in the city built in the early 20th century.</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 arch has low technological value for its design and use of materials. Rubble-course stonework is a centuries-old method of construction.</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: The archaeological significance of the site is 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 area in which the arch is located 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>

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	
<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: High</p> <p>Explanation: The place has moderate cultural value for its commemoration of an important individual, and the organisation he represented. The place is well known by the local community and users of the park, and contributes to a shared sense of identity in the area. It will also hold significance for descendants of Swarbrick, for whom the arch is a memorial.</p> <p>There is good potential to increase understanding of the past through interpretation at this site.</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 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 through documentary records associated with the place as well as physical and archaeological investigations.</p>

3.2 Assessed Significance

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

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

d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	High
g) Scientific Qualities:	Low

3.3 Scheduling Details

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

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

It is recommended that the Swarbrick Memorial Arch 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

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Remains of Hamilton Punt Jetty Piles (Archaeological Site S14/482)

Waikato River



Figure 1: One exposed jetty pile visible in a 2015 photograph.
Source: NZAA Site Record Form S14/482.

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.

According to author Graham Vercoe (1997), a bridge across the Waikato River “was beyond the technical and financial resources of the pioneer settlers.”¹ In 1865 the sole means of crossing the Waikato River was to use the only vessel in town – the regimental canoe, which had been confiscated during military activities of the New Zealand Wars’ Waikato Campaign (1861-64). This canoe was known as the *Colonel’s Canoe* and proved inadequate for the demands and requirements of the pioneer settlers (ibid).

The *Colonel’s Canoe* was modified, with the addition of another canoe with planks in between, to overcome its stability and load limitations.² This catamaran-style vessel was propelled using a wheel and pulley system on a taut steel wire strung from bank to bank, which used the river current to propel it in either direction. A proper punt was built to replace the catamaran canoe in 1866 and provided the local authority with approximately £300 per annum in punt fees. Vercoe continues:

In 1869 the fixed charges for the monopoly crossings at Hamilton, Hororui and Waipa were a halfpenny for passengers; tuppence for a horse or cow; tuppence for a cart; and an exorbitant threepence for a load of hay! Fees were doubled if the puntsman was called for duty outside the hours of 6.00am and 7.00pm.

In 1879 the river at Hamilton was crossed with a kauri bridge known as The Union, but punts survived here as they did on other parts of the river, particularly at Tuakau, Mercer, Ngaruawahia, Whatawhata and Cambridge. The opening of the Union Bridge did nothing to alleviate the tolls, merely transferring and increasing them: sixpence for a horse and rider; a shilling for a horse and cart, plus a penny for a passenger. Bridges gradually made surface

¹ Vercoe (1997) page 55.

² Ibid.

crossings of the Waikato River obsolete, though many punts continued to operate well into this century [the 20th century].³

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from the mid to late 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.

Ferrybank Park, located at the far southern end of Victoria Street and the Central City area, was originally known as 'Ferry Bank' – a section of riverbank on the western side of the Waikato River where ferries and other watercraft would moor to load and unload passengers and cargo (Figures 1-6). The site was originally the location of one of the redoubts on which the city was founded (Figure 2). In 1920, a formal wharf was constructed which allowed larger ships to alight more safely.

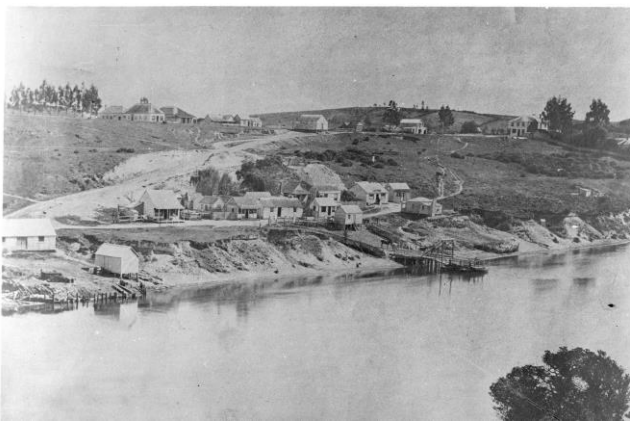


Figure 2: A view of the beginnings of the Hamilton settlement on the west side of the river, as seen from the east side, 1866. Both sides of the river were connected by the punt which can be seen on the river's edge in the right foreground.

Source: HCL, ID: HCL_00480



Figure 3: Image of Ferry Bank, 1905-1915.

Source: Te Papa Archives, ID: PS.000918



Figure 4: A large crowd gathers on the Ferry Bank as the paddle-steamer Manuwai passes by. Soldiers' Memorial Park is on the far side of the river, undated.

Source: HCL, ID: HCL_01453



Figure 5: Image of Ferry Bank, with the newly constructed Union bridge in the background, c. 1900.

Source: HCL, ID: HCL_M00270.10

³ Vercoe (1997) p55

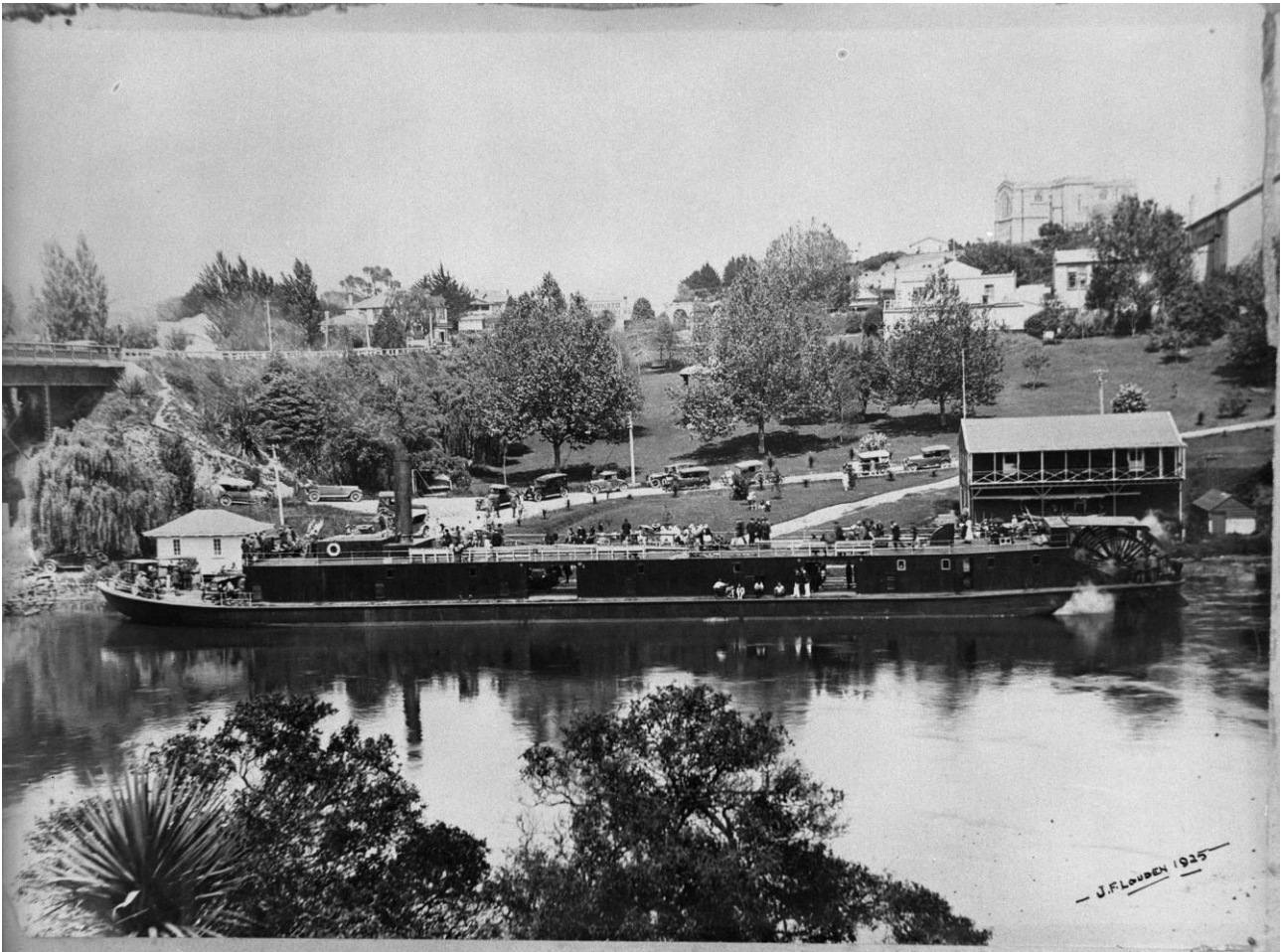


Figure 6: Paddle steamer docked at Ferry Bank in 1925.
Source: HCL, ID: HCL_00335



Figure 7. 1865 view looking from the east bank towards Hamilton West, which shows the double-hulled punt that replaced the Colonel's Canoe.

Source: Auckland Public Library, Record ID 589-57

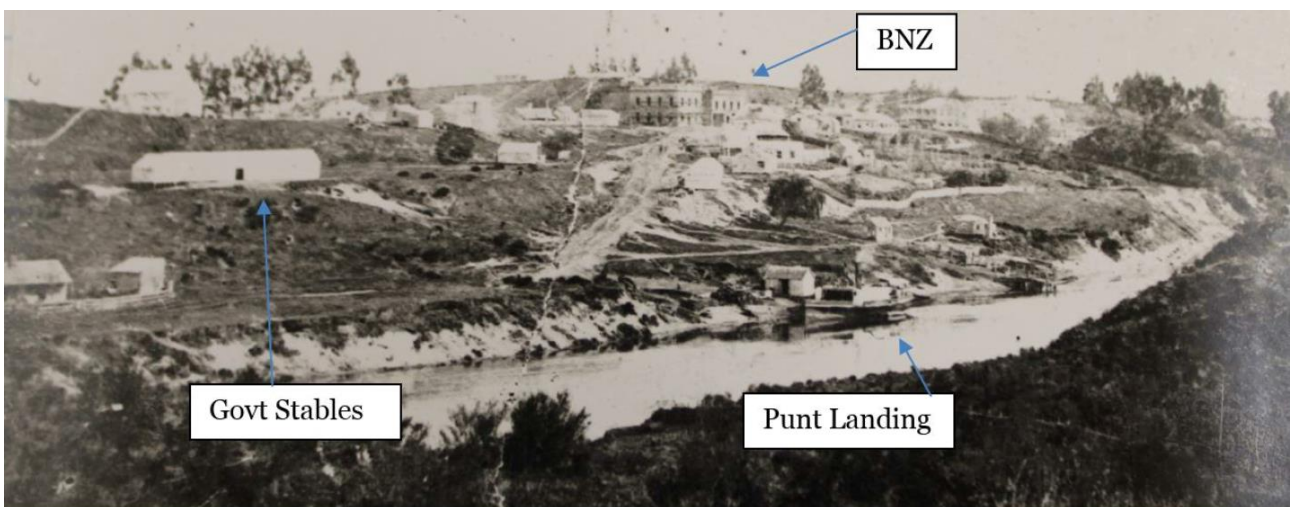


Figure 8. Annotated 1878 image of Ferry Bank showing the punt landing site.

Source: Keith (2015).

2. Physical Description

2.1 Setting - Site Description

The jetty piles are located on the riverbank of the Waikato River adjacent to Ferrybank Park, Hamilton Central. Ferrybank Park is located at the corner of Anzac Parade and Victoria Street. The remains of the jetty structure are located within the west bank's riverbed shoreline. The west bank has a concrete embankment rising up from the river's edge, and above this flood protection structure is a riverside footpath and grass bank.

The jetty piles are somewhat visible to the public at lower river levels below the footpath running along the river edge and just north of the storm-water outlet.⁴ They are only visible when the river is not in flood, and are often obscured by river sediment and gravels.

When visited in 2000 by Russel Foster he noted seven wooden piles associated with the 'landing stage for the Hamilton punt'.⁵ The evidence was identified 50m downstream of the rowing club. The remains are currently limited to 3 visible piles (2018), although more evidence may be situated below the river gravels and into the river bed.⁶

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

The three jetty piles are recorded on ArchSite as archaeological site S14/482. The jetty piles are not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor are they currently scheduled within Hamilton City Councils' existing Heritage Inventory.

2.4 Description of Building or Structures

The three jetty piles associated with the Hamilton Punt are constructed of timber and are very simplistic in design. The alignment is perpendicular to the riverbank. However, this historic feature is regularly covered with river sediment and gravels, which make them difficult to view from the riverbank footpath (Figure 9-12).

The jetty pile remains have a direct association with the Hamilton Punt which connected the east and west sides of the early town prior to the construction of the Union Bridge (completed in 1879). The Hamilton Punt was a catamaran-style vessel that was propelled using a wheel and pulley system on a taut steel wire strung from bank to bank, which used the river current to propel it in either direction. A proper punt was built to replace the catamaran canoe in 1866. The punt was large enough to be able to carry a horse and carriage, so required a substantial jetty for onloading and offloading on both east and west sides of the river. To date the three jetty piles on the west side of the river have been identified. There is potential for the remains of further jetty piles to be found on both the west and east sides of the riverbed.

When the colonial settlement of Hamilton was established, the punt was the only means of transport between Hamilton West and Hamilton East and provided a key service for linking people, goods, and services from the mid-1860s. The remains of this punt jetty are of high significance to Hamilton and the Waikato region as this site represents the beginning of early settler river crossing development, which culminated in the first bridge being constructed in 1879 to span the Waikato River, the first of many such bridges of many different eras, materials, and technologies.

⁴ NZAA Archsite Site Record Form.

⁵ *Opus 2000*: 37.

⁶ *Ibid.*



Figure 9: Closeup of 1865 view looking from the east bank towards Hamilton West (Figure 6), which shows the double-hulled punt and the jetty on the west bank.
Source: Auckland Public Library, Record ID 589-57



Figure 10: One pile visible during low river level.
Source: ArchSite Site Record Form S14/482)

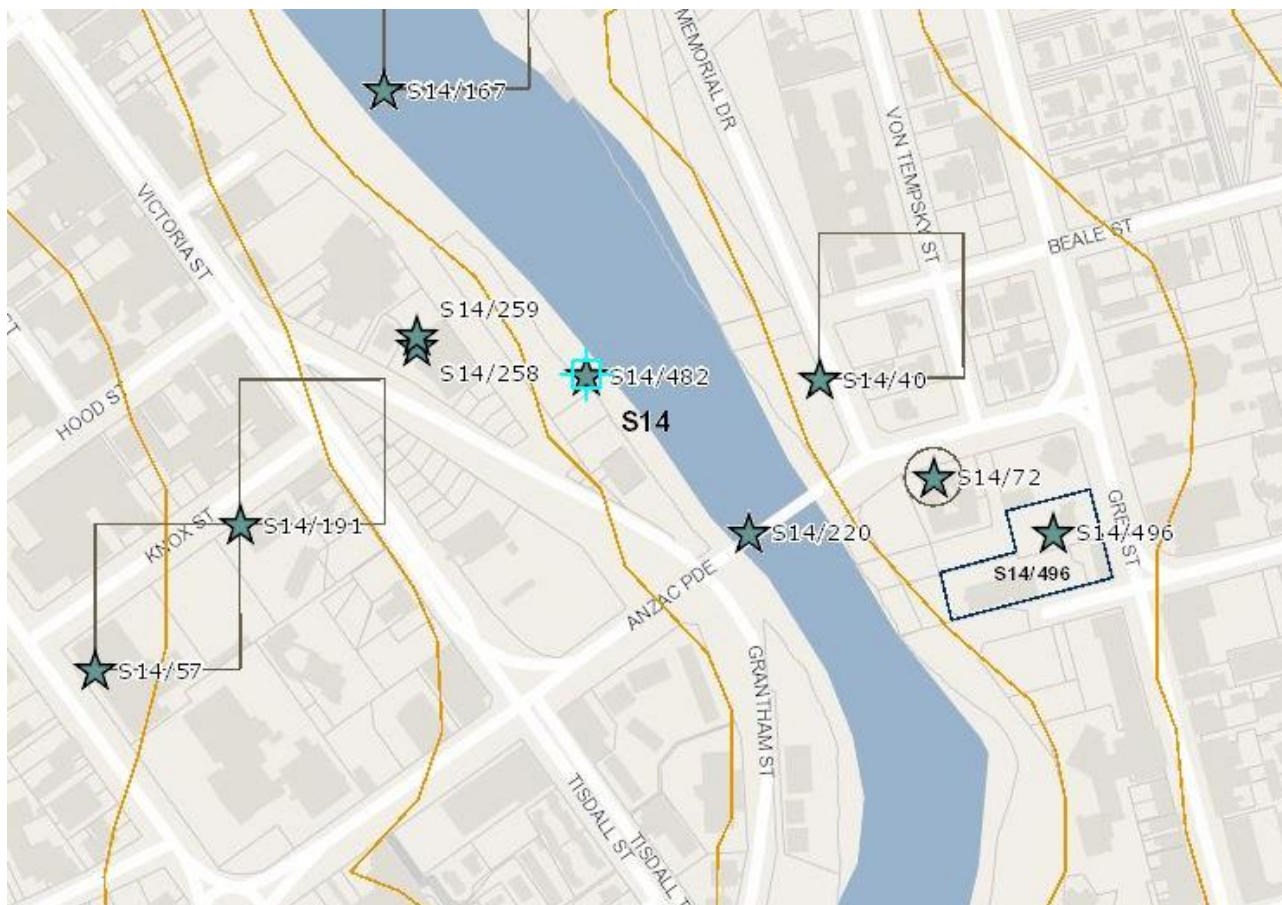


Figure 11: Cadastral map showing the location of the jetty piles – recorded archaeological site S14/482.
Source: NZAA ArchSite.

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: High</p>
	<p>Explanation: The jetty piles have a direct association with the Hamilton Punt which once connected the east and west sides of the early town prior to the construction of the nearby bridge.</p> <p>When the colonial settlement of Hamilton was established, the punt was the only means of transport between Hamilton West and Hamilton East and provided a key service for linking people, goods, and services. The remains of this punt jetty are of high significance to Hamilton and the Waikato region.</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: High</p>
	<p>Explanation: The place has high significance as it provides evidence of historical transportation methods within early Hamilton City, and is associated with important patterns of local development and settlement.</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: Low</p>
	<p>Explanation: The jetty piles have low architectural value for as there would have been little consideration in applying any decorative style to the pile design of a utilitarian structure such as a jetty. Nevertheless, there is a certain aestheticism to the timber stump alignment of the jetty piles as these are insitu markers which represent the exact location of a much-larger former structure.</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 structure are not known.</p>

<p>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p>Level of Significance: High</p>
	<p>Explanation: Historic jetty and wharf piles are relatively commonplace features around New Zealand but are rare in Hamilton City.</p>
<p>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p>Level of Significance: Unknown</p>
	<p>Explanation: The three previously-recorded piles are submerged except during low river levels, and are covered by river sediments and gravels. The authenticity of these remains is, at present, unknown; however, it is likely that the piles have been modified since the jetty was abandoned.</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: High</p>
	<p>Explanation: The jetty piles have high significance for their setting on the Waikato River and alongside Ferry Bank Park, another significant historical site. Whilst the riverbank site has been modified over time, the river's alignment has not changed significantly at this location so the wider physical setting retains its authenticity.</p>
<p>ii. Landmark: The historic place is an important visual landmark or feature.</p>	<p>Level of Significance: Low</p>
	<p>Explanation: The jetty piles have a low landmark value due to their placement in a public park and the riverbank context. However, there does not appear to be any interpretive signage and therefore the presence of the piles is not widely known to the public and/or passers-by.</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 jetty piles have moderate continuity value for their contribution to the surrounding park/garden and riverbank setting. However, this historic place is often covered by river sediment/gravels and does not appear to have any interpretive signage, therefore its presence may not be as widely known to the public and/or passers-by.</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: High</p>
	<p>Explanation: This historic place has a high group significance with other sites on the Waikato River in Hamilton City. This historic place may be considered part of a collection of places associated with transportation over and on the Waikato River. The jetty piles, along with the foundations of the Union Bridge, and nearby Roose Shipping Wharf increase the heritage values of this</p>

<i>the place, group and landscape or extend its significance.</i>	<i>riverside landscape and contribute to its significance as a whole.</i>
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d. Technological Qualities	
<i>i) Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The timber jetty piles represent moderate technological qualities for the river punt's use of metal cables and timber jetty infrastructure in its construction and for using the flow of the river to propel the punt's river crossings.</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 events through investigation using archaeological methods.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The archaeological significance of the site has not yet been investigated using archaeological methods beyond a site inspection by an archaeologist in 2018. There is further potential to expand the knowledge of this historic place through archaeological methods.</p> <p>The site is a known pre-1900 jetty site associated with the Hamilton punt which spanned the Waikato River at this location. The jetty piles are recorded as archaeological site S14/482. According to the Site Record Form, the remains are currently limited to 3 visible piles (2018), although more evidence may be situated below the river gravels and into the river bed. The SRF states that the piles are only sometimes visible as they can be exposed or covered by the river sediments and gravels. It is not clear how many piles actually survive, and it is not clear if any are present on the east bank of the river. There is potential for further evidence of jetty and wharf infrastructure to be present in the river channel (i.e. piles, iron cables from the punt).</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</i>	<p>Level of Significance: High</p> <p>Explanation: The place is recorded by the New Zealand Archaeological Association Site Recording Scheme as Archaeological Site S14/482.</p>

f. Cultural Qualities

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

Level of Significance: Moderate

Explanation: The remains of the punt's jetty piles contribute to community identity, providing evidence of cultural continuity from the earliest days of colonial settlement of Hamilton.

The punt's jetty site has a significant historical connection to the modern bridges which now link the opposite banks of the Waikato River. The former Hamilton punt was the primary means of crossing the river before bridges were constructed. The remains of the jetty on the west bank of the Waikato River represents one of these historical transport nodes (the former jetty on the opposite bank represents the other node, the remains of which are believed to no longer exist).

On this basis, the remains of the punt jetty are a moderately significant tangible historic place which provide evidence of historical continuity of river crossings, and a physical reminder to visitors of the geographic (river) obstacle that the early European settlers of Hamilton had to overcome as part of the development of the city.

The place is likely somewhat well-known by the local community due to the name of the park: Ferry Bank and contributes to a shared sense of identity in the area. The interpretive potential of the place could be improved to increase the understanding of the 19th century transportation difficulties and development.

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

Level of Significance: Moderate

Explanation: The jetty piles have potential to contribute to information about New Zealand history through documentary records associated with the place as well as physical and archaeological investigations.

knowledge of New Zealand history.	
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3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that the remains of the Hamilton punt jetty piles (Archaeological Site S14/482) be scheduled in Plan Ranking: Category A.

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.

Keith, S. (2015) Hamilton City River Plan: Desk-top Archaeological Assessment prepared for Hamilton City Council. Opus International Consultants Ltd, Hamilton.

Papers Past.

Te Ara Encyclopedia of New Zealand.

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

Vercoe, G. (1997) Bow Waves on the Waikato. Reed Books, Auckland.

4.2 Historic Titles, Deeds and Survey References

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Remains of 1879 Union Bridge Foundations (Archaeological Site S14/220)

Waikato River

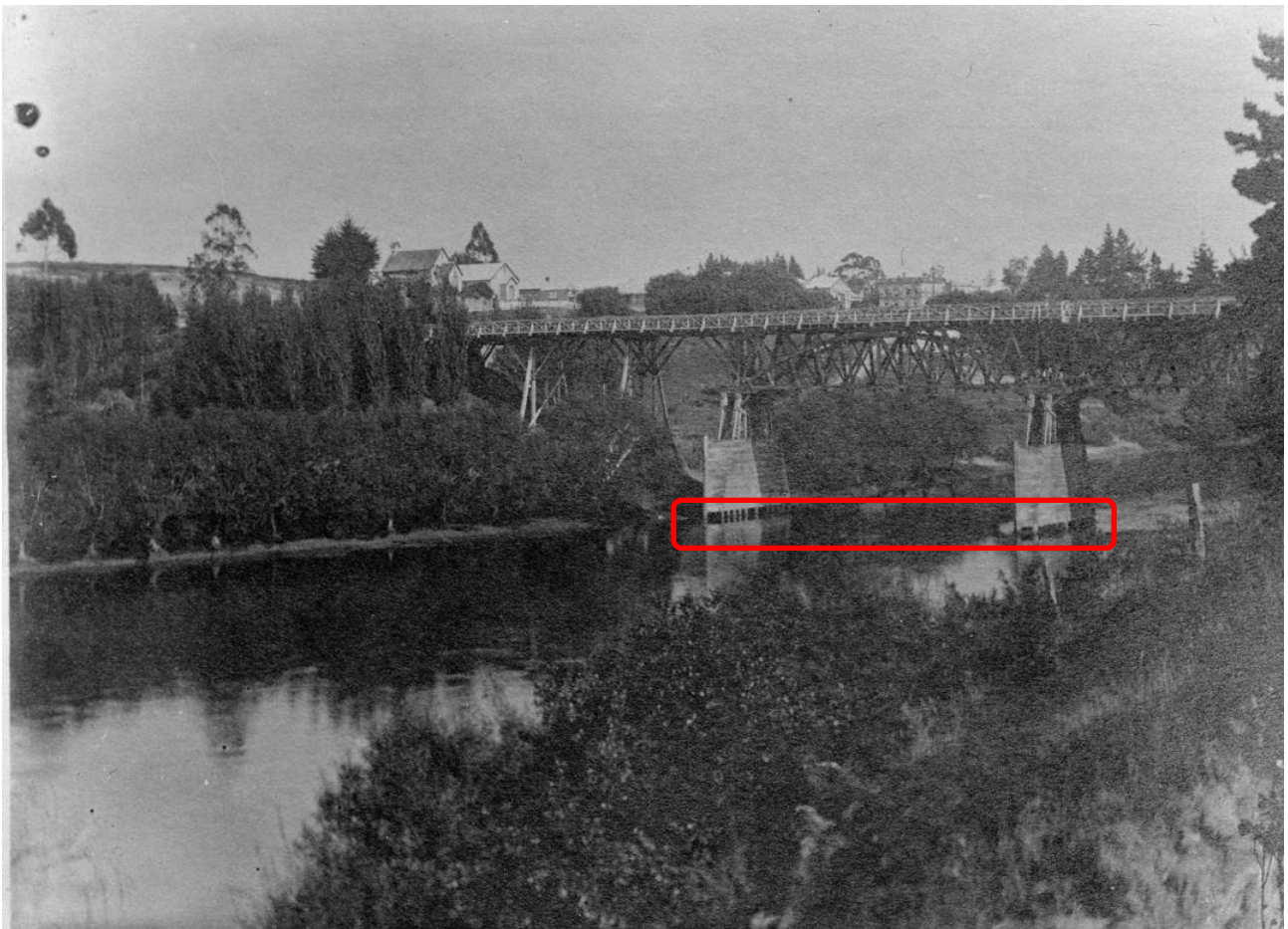


Figure 1. View of the 1879 Union Bridge looking at the west bank from the east bank of the Waikato River, which shows the timber bridge foundations river channel (outlined in red), undated.

Source: HCL, ID: HCL_02109

1. Historical Summary

The Union Bridge was Hamilton's first bridge which connected Hamilton West and Hamilton East and allowed it to become a single Borough. The bridge was constructed in 1879 at a cost of £18,000 and was constructed mainly of Kauri. The bridge was originally a toll bridge, which cost 15c for a horse and cart and 1c for pedestrians. In 1910 the Union Bridge was replaced by the existing Victoria Bridge.

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.

According to author Graham Vercoe (1997), a bridge across the Waikato River “was beyond the technical and financial resources of the pioneer settlers.”¹ In 1865 the sole means of crossing the Waikato River was to use the only vessel in town – the regimental canoe, which had been confiscated during military activities of the New Zealand Wars' Waikato Campaign (1861-64). This canoe was known as the *Colonel's Canoe* and proved inadequate for the demands and requirements of the pioneer settlers (ibid).

The *Colonel's Canoe* was modified, with the addition of another canoe with planks in between, to overcome its stability and load limitations (ibid). This catamaran-style vessel was propelled using a wheel and pulley system on a taut steel wire strung from bank to bank, which used the river current to propel it in either direction. A proper punt was built to replace the catamaran canoe in 1866 and provided the local authority with approximately £300 per annum in punt fees. Vercoe continues:

In 1869 the fixed charges for the monopoly crossings at Hamilton, Hororiu and Waipa were a halfpenny for passengers; tuppence for a horse or cow; tuppence for a cart; and an exorbitant

¹ Vercoe (1997) page 55.

threepence for a load of hay! Fees were doubled if the puntsman was called for duty outside the hours of 6.00am and 7.00pm.

In 1879 the river at Hamilton was crossed with a kauri bridge known as The Union, but punts survived here as they did on other parts of the river, particularly at Tuakau, Mercer, Ngaruawahia, Whatawhata and Cambridge. The opening of the Union Bridge did nothing to alleviate the tolls, merely transferring and increasing them: sixpence for a horse and rider; a shilling for a horse and cart, plus a penny for a passenger. Bridges gradually made surface crossings of the Waikato River obsolete, though many punts continued to operate well into this century [the 20th century].²

The central city area grew around Victoria Street, named after Queen Victoria, and acts as the 'spine' of the CBD which was an early commercial hub from the mid to late 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.

Ferrybank Park, located at the far southern end of Victoria Street and the Central City area, was originally known as 'Ferry Bank' – a section of riverbank on the western side of the Waikato River where ferries and other watercraft would moor to load and unload passengers and cargo. The site was originally the location of one of the redoubts on which the city was founded (Figure 2-3). In 1920, a formal wharf was constructed which allowed larger ships to alight more safely.

The origins of the name of Hamilton's first bridge were due to the amalgamation of Hamilton East and West, which had developed as two separate settlements on either side of the Waikato River. Both settlements combined as one borough in December 1877 in order to receive a government loan for a bridge. The loan was successful, and the Union Bridge was under construction the following year.³

The Union Bridge was officially opened on 27th November 1879 with great fanfare, including a triumphal arch which was erected on the east end of the bridge and bunting displayed throughout the town⁴. On Thursday 27th November at 2pm a parade led by the band of the Hamilton Light Infantry and the Hamilton contingent of Cavalry Volunteers commenced the procession down Victoria Street to the 700ft bridge. This was followed by numerous carriages and a group of ladies and gentlemen on horseback, and a crowd of 300 school children. A procession of the Borough Council and the general public followed across the bridge. The formal part of the proceedings involved the christening ceremony by the Mayoress breaking a champagne bottle on the bridge, speeches by the Council members and engineer of the bridge Mr W.C. Breakell. The school children also performed a musical item.⁵ According to a newspaper report, "for years past the people of the two townships – East and West – have been separated, not merely physically, but socially and politically, by the river."⁶

The bridge featured two piers in the riverbed, with one pier and abutment on the east bank, and several timber trestles and an abutment on the west bank. Early photographs show elegant

² Vercoe (1997) page 55.

³ Swarbrick (2010) Encyclopedia of New Zealand.

⁴ 'Taking over the Hamilton Bridge', Waikato Times, 29/11/1879, page 2.

⁵ 'The New Bridge,' Auckland Star, 27/11/1879, page 3.

⁶ 'Taking over the Hamilton Bridge', Waikato Times, 29/11/1879, page 2.

trusswork over the Waikato river, with a more practical and utilitarian trestles on the gentle slope of the west bank (Figures 3-4).

Mr William C. Breakell was a civil engineer, who worked in Hamilton and designed many bridges in Hamilton and the Waikato, including the bridges along the Hamilton-Piako Road.⁷ It appears that Breakell was also involved with the construction of the Whatawhata Bridge, which was opened in 1881⁸. In 1882, he was also involved as the engineer for works involving laying 30 miles of drains on the Waitoa property of the Auckland Agricultural Company.⁹

The road that goes over the bridge has changed names many times. Until 1930 the road was known as Richmonds Street and alternatively known as Hamilton Road. The name was changed again to Bridge Street before becoming Anzac Parade in 2015.¹⁰

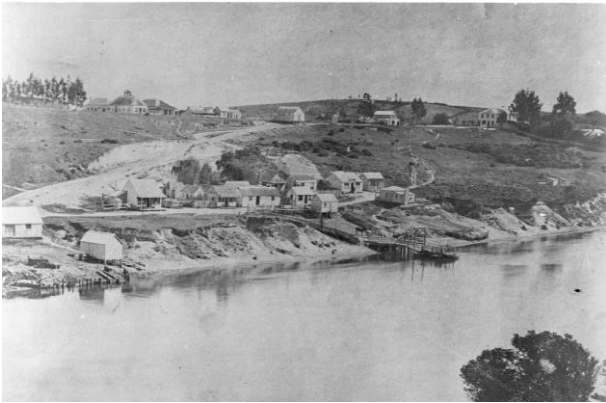


Figure 2: A view of the beginnings of the Hamilton settlement on the west side of the river, as seen from the east side, 1866. Both sides of the river were connected by the punt which can be seen on the river's edge in the right foreground. On Arbor Day in 1913 the area they left behind became Ferry Bank park which later became Ferrybank.
Source: HCL, ID: HCL_00480



Figure 3: Image of Ferry Bank, with the newly constructed Union bridge in the background, c. 1900.
Source: HCL, ID: HCL_M00270.10

⁷ 'Advertisements,' *Waikato Times*, 31/12/1881, page 3.

⁸ 'Opening of the Whatawhata Bridge' *Waikato Times*, 21/04/1881, page 2.

⁹ 'Thames Valley Gazette,' *Waikato Times*, 24/08/1882, page 2.

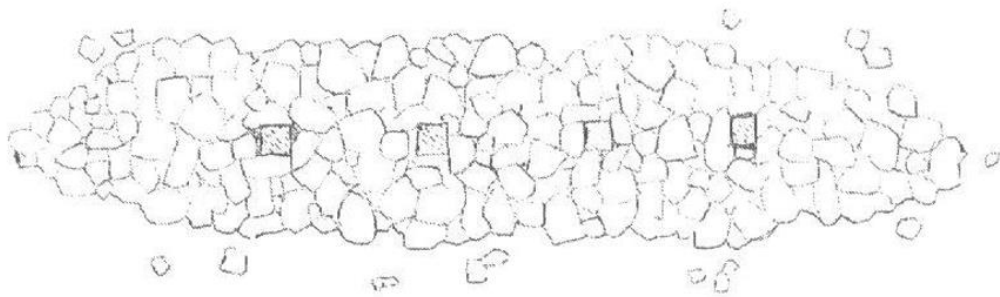
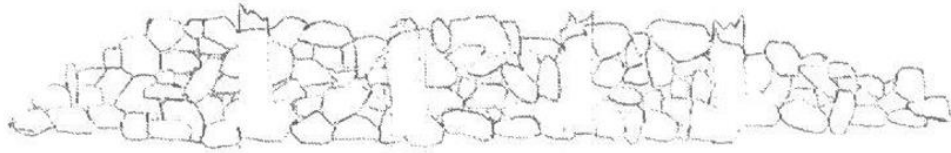
¹⁰ Leaman (2015).



Figure 4. 1880 view of Union Bridge looking east from the west bank.
Source: HCL, ID: HCL_02758.



Figure 5: View of the Victoria Bridge looking northeast from Ferry Bank. This bridge replaced the Union Bridge in 1910, but the remains of the 19th century bridge foundations still exist on the river bed but are not visible from either riverbank.



Western piles and rock support above: cross section profile; below plan view

Figure 6. Sketch of side elevation and plan of the former Union Bridge's western piles surrounded by discrete deposited rock. These piles are still present on the riverbed of the Waikato River and were recorded by underwater archaeologist Andy Dodd (at E2711850 N6376495 underneath the extant modern bridge). Source: NZAA Site Record Form S14/220.

2. Physical Description

2.1 Setting - Site Description

The foundation pile remains of the former Union Bridge (Figures 4-6) are located in the riverbed of the Waikato River in close proximity to the extant Victoria Bridge (Bridge Street, now renamed ANZAC parade). This archaeological (pre-1900) feature is not visible from either side of the river bank. However, the best vantage point (and potential location for interpretive panels) to view the setting is from the riverside walkway of Ferrybank Park (Hamilton Central) and below the existing Victoria Bridge.

2.2 Property Details

N/A

2.3 Existing Listing/Scheduling Status

The site is recorded on the archaeological database ArchSite (S14/220). The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory.

2.4 Description of Building or Structures

The pier foundation remains of the 19th century Union Bridge consist of timber piles surrounded by rock deposits, which is of a very simplistic utilitarian design that utilised the available technology and resources of the day. These bridge pier foundations are believed to be the only remnants of the 1879 Union Bridge which was replaced by the extant Victoria Bridge over the same road alignment (Anzac Parade) when it was completed in 1910¹¹.

The Union Bridge, was also known as the Town Bridge, and according to Thornton¹² “was an impressive structure”:

There were three spans of 30.5m in the form of trussed arches and five understrutted beam spans of 12.2m supported on timber piles. Those under the main spans had raker piles and were planked horizontally. This bridge was 21.3m above the bed of the Waikato River.

The 1879 Union Bridge effectively replaced the services of the Hamilton punt, which spanned the Waikato River adjacent to this location (at the present-day Ferry Bank reserve).

The bridge foundations consist of the remains of timber piles surrounded by rock deposits and are recorded as archaeological site S14/220 in the New Zealand Archaeological Association (NZAA) ArchSite database. These piles are still present on the riverbed of the Waikato River and were recorded by underwater archaeologist Andy Dodd (at E2711850 N6376495) underneath the extant modern bridge¹³ (Figure 6-8).

According to the NZAA Site Record Form, all that remains of the Union Bridge are two sets of piles supported by discrete piles of deposited rock (mostly 200-300mm diameter quarried rock). At the time of Dodd's underwater inspection, the timber piles themselves were not visible initially as these had decayed level with the piles of rock. The rock had to be cleared to see the timber piles, and Dodd postulated that it is likely that their condition is a result of boat strike, and damage caused by the current and contact with various items washed downstream¹⁴.

¹¹ Engineering New Zealand.

¹² Thornton, (2001) page 232.

¹³ NZAA ArchSite Site Record Form S14/220.

¹⁴ Ibid.

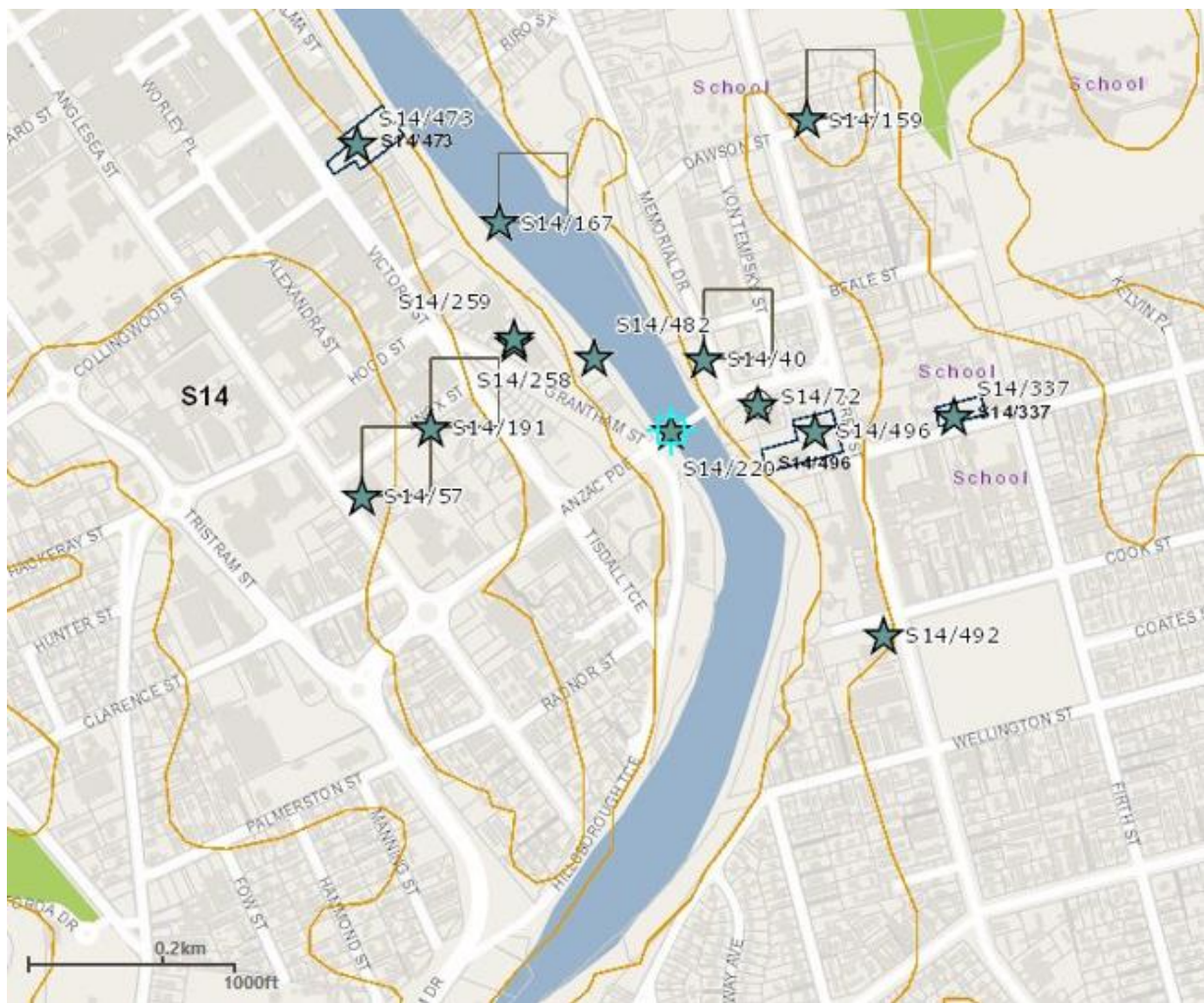


Figure 7: Cadastral map showing the location of the 1879 Union Bridge foundations – recorded archaeological site S14/220.

Source: NZAA ArchSite

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<p>Level of Significance: High</p> <p>Explanation: The foundations have high significance as these are associated with Hamilton's Union Bridge (constructed in 1879) which once connected the east and west sides of the early town prior to the construction of the existing Victoria Bridge (completed in 1910). The site is also close to another recorded archaeological site (S14/482) the jetty piles of the Hamilton Punt. Both of these sites are associated with the first historic-period transportation methods which linked Hamilton West and Hamilton East.</p>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<p>Level of Significance: High</p> <p>Explanation: The place has high significance in terms of evidence of the development of historical transportation methods within early Hamilton City.</p>
b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The bridge foundations have moderate architectural value as there would have been little consideration in applying any decorative style to the riverbed foundation design of a utilitarian structure such as foundations for a bridge. However, the bridge designer(s)' aesthetic and design consideration would have been given to Union Bridge as a whole structure.</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>Level of Significance: Moderate</p> <p>Explanation: Mr W.C. Breakell is acknowledged as the Engineer of the Union Bridge, so is assumed to have also designed its elegant and graceful form over the river. The trestle work on the west bank are more utilitarian in form.</p>

place enlarges understanding of their work.	Breakell was a civil engineer credited with a number of bridges in the Waikato region. The builder of the structure is not known.
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: Moderate Explanation: Historic bridge, jetty and wharf piles are relatively commonplace features around New Zealand, but are rare in Hamilton City.
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: Unknown Explanation: The condition of the bridge foundations are submerged, and are covered by river sediments and gravels. The authenticity of the structure at present is not known but the foundations are unlikely to have been modified since the bridge was dismantled/replaced.

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: High Explanation: The bridge foundations have high significance for its setting on the Waikato River and in Ferrybank Park, a highly significant historical site. Whilst the riverbank has been modified over time, both the Anzac Parade (bridge) road and the river's alignment have not changed significantly at this location so the wider physical setting retains its authenticity.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Moderate Explanation: Despite the Union Bridge foundations being located underwater and not being visible from the riverbank, their location and former bridge alignment is represented by the extant Victoria Bridge. Therefore, this historic place has a moderate landmark significance due to its location adjacent to public riverside park and its river bank context. However, this feature does not appear to have any interpretive signage and its presence is not widely known to the public and/or passers-by.
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: The piles have moderate continuity value for their contribution to the surrounding park/garden and riverbank setting. However, this feature does not appear to have any interpretive signage and its presence is not widely known to the public and/or passers-by.
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such	Level of Significance: Moderate Explanation: Despite no longer being complete and underwater, the Union Bridge pier foundations have

<p>factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</p>	<p>moderate group value in terms of the collection of extant bridges over the Waikato River in Hamilton. These places have coherence as a group because these bridges represent the various technological developments of materials/style/scale within the same consistent setting of the Waikato River and thereby amplify the heritage value of this landscape.</p>
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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: The bridge foundations have moderate technological value for the use of timber and stone in its construction within the riverbed.</p>
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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: Moderate</p> <p>Explanation: To date the archaeological significance of the site has only been investigated using archaeological methods (an underwater site inspection) by an underwater archaeologist (see Dodd 2007). There is further potential to expand the knowledge of this historic place through archaeological methods.</p> <p>The site is a known pre-1900 bridge site associated with replacing the Hamilton punt which spanned the Waikato River upstream of this location. The bridge foundations consist of the remains of timber piles surrounded by rock deposits and are recorded as an archaeological site (S14/220). According to the Site Record Form, all that remains of the Union Bridge are two sets of piles supported by discrete piles of deposited rock (mostly 200-300mm diameter quarried rock). The timber piles themselves are not visible initially have decayed level with the piles of rock. The rock had to be cleared to see the timber piles, and it is likely that their condition is a result of boat strike, and damage caused by the current and contact with various items washed downstream.</p>
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<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: High</p> <p>Explanation: The place is recorded by the New Zealand Archaeological Association Site Recording Scheme as Archaeological Site S14/220.</p>
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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: Moderate</p> <p>Explanation: The place has moderate cultural value, as it contributes to community identity of the development of the Hamilton City and the amalgamation of two settlements formerly divided by the Waikato river (Hamilton East and West). The remains of this early bridge are evidence of cultural continuity (in the form of linking both sides of the city) which is represented by the extant Victoria Bridge which replaced it in 1910.</p> <p>It may be argued that this historic bridge site has a significant historical association with the nearby historic punt jetty site. The former Hamilton punt was the primary means of crossing the river before the Union bridge was constructed in 1879. The Union Bridge was also eventually superseded by the Victoria Bridge in 1910. The historic bridge foundations also have a historical link to the modern extant bridges which now link the opposite banks of the Waikato River.</p> <p>The place is likely somewhat well-known by the local community due to the name of the park: Ferry Bank and contributes to a shared sense of identity in the area. The interpretive potential of the place could be improved to increase the understanding of the 19th century transportation difficulties and development.</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</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>

representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.	
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3.2 Assessed Significance

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

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

3.3 Scheduling Details

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

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

It is recommended that the Union Bridge pier foundations (Archaeological Site S14/220) be scheduled in Plan Ranking: Category A.

4. Bibliography and References

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4.2 Historic Titles, Deeds and Survey References

N/A

Hamilton City Council Heritage Inventory Assessment Form Draft

Hamilton West Cemetery

59 Willoughby Street, Whitiara, Hamilton



Figure 1: The cemetery at 59 Willoughby Street, known as Hamilton West Cemetery.

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. 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.¹ Prior to that it was often referred to as 'No. 1', likely due to the No. 1 Company of Militia was based there.²

The following history of the Willoughby Street Cemetery relies primarily on information provided in the Hamilton Historic Cemeteries Heritage Walks brochure, produced by Lynette Williams in 2013:

Hamilton West Cemetery was established in 1870-1871 after several occasions when people in Hamilton West could not get across the river to Hamilton East Cemetery – before the Union Bridge was built there was only an unreliable punt. The cemetery is also known as Whitiara or Willoughby Street Cemetery. The oldest remaining headstone is that for Fanny Jolly; she died in February 1869 therefore she must have been interred elsewhere originally. Emma Kurshlit, who died in November 1870, and her husband, Henry, who died in October 1871, may be the first burials. The next-earliest burial was William Pevreal (aka Prutherroe, Pavreal), a 4th Waikato militiaman who died in February 1872. The Anglican burial register records seven children, plus others, buried here between 1870 and 1873.

A cruciform-shape path creates four main areas, subdivided with secondary grass paths. The plots follow a grid system of straight rows aligned approximately north-south. The older graves are closer to the gate. No records were kept of burial locations until 1883, however the

¹ paperspast.natlib.govt.nz. 13 November 1913.

² paperspast.natlib.govt.nz. 10 June 1922.

first serious attempt at record-keeping dates from June 1890. Decorative plantings have changed over the years, but a few old camellias and a box tree remain. Separate areas were not put aside for denominations, although many Catholics were buried in the south-east area, but there were rows assigned for babies and stillborns, mostly in unmarked graves. There are no known Māori burials apart from a two-day-old baby. The south-west quadrant has the graves of several victims of the 1918 influenza epidemic. Several standardised headstones mark the graves of returned servicemen; other servicemen are commemorated on the family grave. There are at least 1612 burials and 21 ash interments with the last burial being in 1975.

The cemetery contains the graves of many of Hamilton West and Frankton's prominent residents and their families, plus some from rural districts and out-of-towners who died at Waikato Hospital. Many damaged headstones and railings have been removed; in a few cases, families have marked graves with new plaques. Amongst the unmarked graves are those for two men of contrasting social standing: William Searancke (died 1904), the grandfather of Princess Te Puea Herangi and one of the first surveyors and resident magistrates in the Waikato; and one of the first sextons, Ned Wall (died 1910), who was sacked for allowing his horses and roaming cows to damage grave markers.



Figure 2: The Hamilton West Cemetery, 1910.
Source: HCL, ID: HCL_16640



Figure 3: The Hamilton West Cemetery, undated.
Source: Auckland Museum, ID: PH-NEG-B736

Some of the notable individuals buried in the Hamilton West Cemetery include:

Dillicar Family, farmers, storekeepers and WWII servicemen (A1-J28-32)

Richard and Mary Ann Dillicar farmed in the Grandview area in the early 1880s. Two of their sons, William and Thomas, ran general stores in Victoria Street and Frankton. The main headstone, for Richard and Mary Ann, also commemorates the deaths of their grandsons Flight Lieutenants John Dillicar and Richard Ferguson while on active service in WWII. On 25 August 1948 a tornado cut through Frankton destroying shops, factories, and houses. Three people were killed, including Joseph Dillicar's widow, Mary Jane, in her house in Lake Road. Five people were hospitalised, and scores of others injured.



Figure 4: Dillicar family wedding, 1912.
Source: HCL, ID: HCL_06874

Thomas and Rebecca Dinsdale, farmers and notable settlers, (A1-H-32)

The Dinsdale's came to Hamilton from Yorkshire in 1869 to help Rebecca's brother, Isaac Coates, farm his land; in 1877 they bought their own farm in the area that now bears their name.

Rothwell Family, 4th Waikato militiaman, farmer, hospital matron, vicar (A1-E-06 to 08)

Thomas (c.1820-1893) and Eleanor (1828-1900) Rothwell settled on the southern outskirts of Hamilton before farming at Whatawhata. Their daughter Elizabeth (1863-1932) was head nurse or matron at Waikato Hospital from 1896 to 1921. Their son Benjamin (1860-1924) became a Methodist minister. Leah died aged 19 in 1892 after catching cold at the races. Two Rothwell babies were buried in Hamilton East Cemetery in 1865.

Thomas Jolly, farmer, founder of Frankton (A1A-C-15)

Thomas and Mary Jolly arrived in Hamilton in 1868 and farmed 200 ha from Hamilton Lake to Forest Lake Road. Thomas gave land to the government for the Main Trunk Line and railway station, then subdivided the adjacent land for the town of Frankton and built a hotel. He died in 1894, gored by his jersey bull. Mary died in 1914.

Thomas Jolly and his family emigrated to New Zealand in 1866-67. In 1868 Thomas Jolly purchased a 400 acre area of land from Major Keddell. After the land confiscations from Waikato iwi in 1864, a large 400 acre parcel that extended north from Lake Rotorua was granted to Major Keddell of the Fourth Regiment of Waikato Militia Keddell on-sold his property to Thomas Jolly who farmed and developed the land successfully, but his main entrepreneurial achievement was in gifting to the government the land for a section of the Main Trunk railway being built south from Auckland.

On the day the Main Trunk Line was opened to Hamilton, 19 December 1877, Jolly auctioned off several small parcels of land he had had surveyed adjacent to the station. He also built a hotel close by; shops and businesses followed and Frankton township developed. It was named after Jolly's son, Frank. With the railway came jobs and more people settled, until the population grew sufficiently to have a town board. In 1913 it became a borough and in 1917 Frankton and Hamilton Boroughs merged.

The growth of Frankton reflected the increasing influence of the Jolly family in local commercial affairs. Thomas Jolly died in 1894. After his death the family continued with the subdivision and sale of land. The family later provided land for the livestock saleyards and were major shareholders in return, an arrangement that grew into a profitable investment. With amalgamation the boundary between the boroughs dissolved and most of the original farmland was developed for housing.³

Frank Jolly, local body politician, farmer (A3-D-49)

In 1877 settler Thomas Jolly (see above entry) subdivided part of his farm and named it Frankton after his eldest son, Frank. Frank Jolly was chair of Frankton Town Board and mayor of Frankton Borough intermittently from 1908 until 1917, when Frankton merged with Hamilton. In 1895 he married Elizabeth (Bessie) Biggs (1866- 1930), daughter of Rev. Robert O'Callaghan Biggs (see Hamilton East trail). His sister Kate married one of Biggs' sons.



Figure 5: Thomas Jolly, early landowner in the area, 1919.
Source: HCC Archives



Figure 6: Son of Thomas Jolly, Francis Bertrand Jolly, date unknown.
Source: HCC Archives

³ Hamilton City Council Built Heritage Inventory Record Form H24 Jolly House/ also known as 'Chateau Windmere'

Fanny Jolly, oldest headstone –1869 (A1-J-53)

Fanny was born in 1868 on the Bluenose paddle steamer on the Waikato River when her parents Thomas and Mary Jolly were en route to Hamilton. Fanny died at 11 months old; her original burial place is unknown. Her sister Kate Biggs was buried here in 1955.

William and Laurence Cussen, surveyor, rugby player (A3-D-44), and surveyor, photographer, geologist (A3-D-46)

Surveyor William Cussen introduced rugby to the Waikato, organising a game on a farm at Te Rapa on 26 September 1874 between the Elephants (fellow surveyors) and the Bounders (men from Hamilton). Lawrence Cussen was district surveyor of the Auckland land district from 1877. He studied the geology of the Central Plateau and was the first to record thermal activity in Ruapehu's crater lake and the potential dangers of lahars. His numerous photographs of Māori life in 1880s King Country are a valuable record. He and his wife Annie had 11 children.

Thomas Millington Hill and Ellen Hill, 4th Waikato commissariat, butcher, boarding house keepers (A3-G-13)

Thomas Millington Hill served in the commissariat department of the Fourth Waikato Regiment. He established a butchery on the Ferrybank but later he and Ellen ran the Riverview boarding-house in southern Victoria Street.

Francis "Old Mac" McGovern, policeman (A3A-H-24)

Constable Francis McGovern arrived in Hamilton in 1865 – in the first three years he slept in the blacksmith's shop, and later had to keep prisoners in his own house as the lock-up was inadequate. He helped capture the murder-accused Taurangaka Winiata in 1882, became officer in charge of Waikato Police and rose in the ranks during his 36 years' service.

John Campbell Johnstone, career soldier, farmer, flaxmill owner (A2A-R-07 & 08)

Novelist and British Army Officer Captain John Campbell Johnstone served with the East India Company before settling in the Te Uku area in 1854 on a 2000-acre [c.800 ha] farm. In 1882 one of his and Emelia's eight children, Lilla, died from a heavy cold, and Johnstone committed suicide from grief. His remains were re-interred here in 1941, where other family members are also buried.

*Johnstone self written obituary - described himself as "formerly commandant 2nd Regiment Punjab Infantry. He was the second officer in the royal army appointed to the command of a regiment while yet a lieutenant. He left instructions that his body might, if possible, be burned, and that his family would not go into mourning."*⁴

Andrew Seymour Brewis, doctor, private hospital "Opoia", councillor (A2A-Z-35A)

Dr. Seymour Brewis was a wealthy prominent resident of Hamilton for over 40 years. His first surgery was in his large villa on Garden Place Hill. Brewis was awarded an OBE for his service in the Medical Corps in WWI. Two rows away under a large camellia is the grave of his wife Mary (died 1913) and their daughter Annie (died 1953).

⁴ <https://www.stuff.co.nz/waikato-times/life-style/107681283/history-the-dead-tell-tales>



Figure 7: Dr Andrew Seymour Brewis' home "Jesmond", on Garden Place Hill. Dr Brewis and his three daughters are sitting on the lawn of the property, 1890.

Source: HCL, ID: HCL_00624

John Gordon, manager of Woodlands Estate (A2A-P-20)

John Gordon managed Woodlands, part of the extensive Eureka Estate, for nine years before farming at Eureka and then Bankwood, now part of Waikato Diocesan School. The impressive monument was in memory of his first wife Susan (died 1892); his second and third wives, Alice (died 1908) and Margaret (died 1916) and a son are buried in the same grave. The farming district of Gordonton is named after him.

Thomas Everton Kirk, rugby player, jeweller (A2A-Q-25 & 26)

Tom Kirk died a week after being injured in a rugby match at Gisborne where he was captain of the Kaiti team. The monument was erected by the footballers of Gisborne and Waikato. The graves of his father Thomas, Clerk of the Court, and mother, Elizabeth, lie either side of the monument.

John Knox, 4th Waikato militiaman, mayor, shopkeeper, auctioneer, flourmill owner (A1A-Z-14)

Intractable, hard-headed, and provocative, John Knox's years as Hamilton Borough mayor and councillor in the 1870s-80s caused controversy. Knox ran a general store and auction mart. The tall monument was erected for his son Charles (died 1911) by the Auckland Master Bakers Association. Knox's second wife, Maria nee Kurshlit, was buried here in 1900. The earliest-known burials, Henry and Emma Kurshlit, may be in this grave.

Richard and Sarah Gwynne, hoteliers, horse-breeders (A1A-Z-08 to 12)

The Gwynnes settled in Hamilton in 1874 as owners of the Hamilton Hotel, which they improved so that the hotel had 18 bedrooms, five sitting-rooms, a billiard room and bar, and stalls for 25 horses in the stables and a productive garden. After Richard's death in 1883 Sarah managed the hotel alone for a further 14 years and died in 1906. Buried with them are two young sons who died of diphtheria in 1875; son Robert, who was editor of the Waikato Times, his two wives and a baby daughter (all three named Jeanie).

John Carey, surgeon with the 4th Waikato regiment and armed constabulary (A1A-C-10)

John Carey (1819-1889) served as surgeon to the 4th Waikato Regiment, the Armed Constabulary and later as a private medical practitioner in Hamilton. He owned 162 hectares at Forest Lake. After his death his wife Susannah (died 1906) ran a boarding house in Grantham Street. Buried in adjacent graves are their daughters Charlotte [Lottie], Margaret and Susan. Lottie Carey (1871-1913) was Hamilton's librarian for many years.

In addition to the above listed historically significant individuals and families of Hamilton, there are three Commonwealth burial graves from the 1914-1918 Great War entombed in the Hamilton West Cemetery.⁵

⁵ *Commonwealth War Graves*

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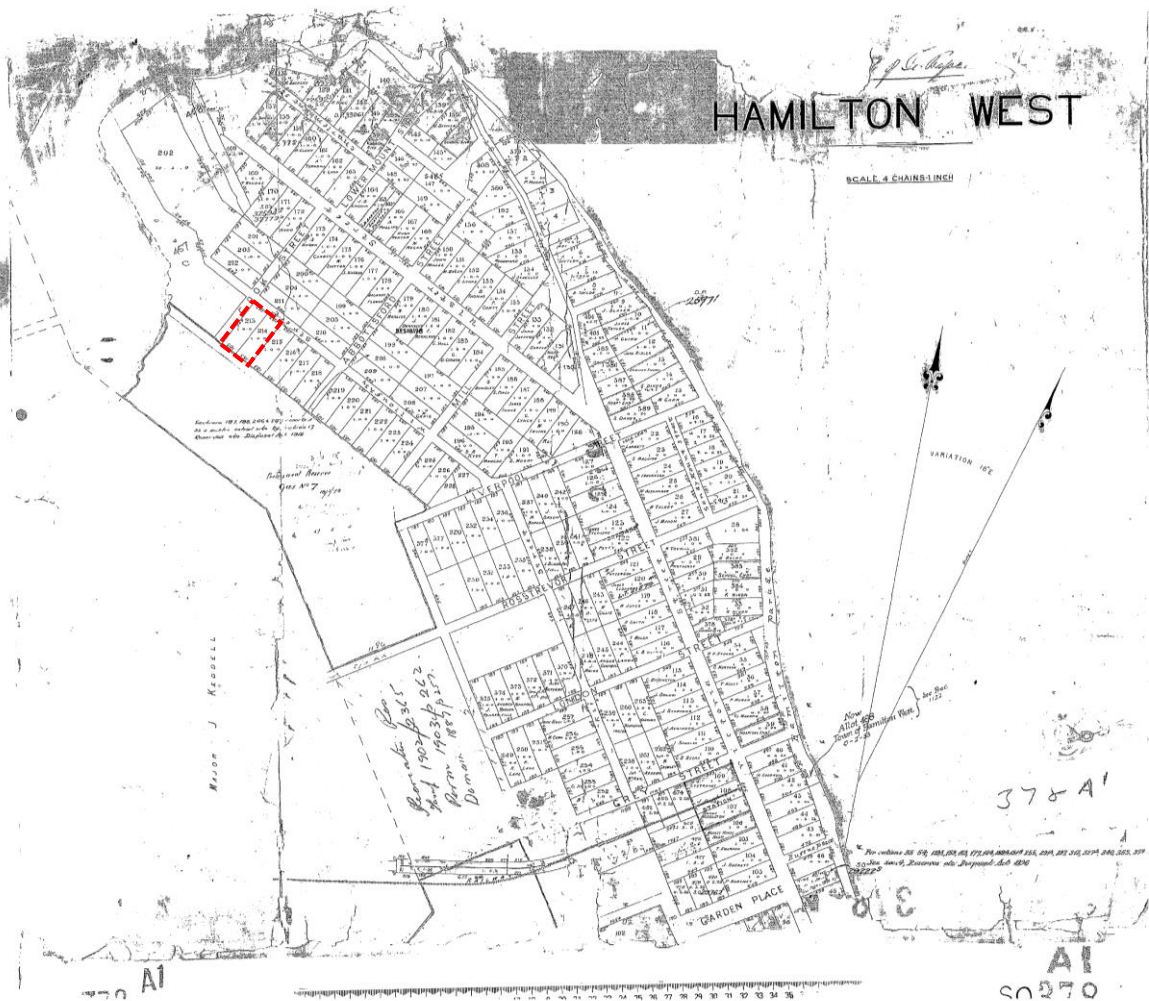


Figure 8: Deeds survey plan, undated, indicating Lots 213 and 214 which would become the Hamilton West Cemetery.
Source: LINZ, SO 378A



Figure 9: 1943 aerial view of the Hamilton West Cemetery, showing a gridded walkway structure.
Source: Retrolens



Figure 10: 1971 aerial view of the Hamilton West Cemetery, showing the previous walkway structure removed.
Source: Retrolens

2. Physical Description

2.1 Setting - Site Description

The cemetery is located on the southern side of Willoughby Street, in the suburb of Whitiora. The cemetery is approximately 114 long by 74 metres wide, with a total area of 8,436m². The surrounding area is a mix of recreational, commercial, and residential sites. The cemetery is easily

visible from the street with no fences or vegetation blocking views across the entire length of the grounds which are located on flat land. An ornate timber-framed lychgate with a gabled roof clad in shingles is located on Willoughby Street which provides access into the grounds. A wrought-iron fence surrounds the cemetery. Access through the cemetery is facilitated via a 'T' shaped central walkway which extends perpendicular from Willoughby Street along the length of the grounds. Manicured hedges border the edge of the concrete walkway, and a number of park benches are located along its length. An information board sits at the edge of the cemetery which lists the burial plots and names associated with them in an ordered system. Despite the visual indication that the graves are sparsely located with much green space between them in some places, the cemetery is in fact completely full. The burial plots and headstones themselves vary considerably depending on the status and affluence of those buried there. Grand, monolithic chiselled headstones are evident, as are small, plain headstones. Wrought iron railings are also common, often surrounding a family plot. Many of the plots are in disrepair with broken foundations, staining, and overgrown vegetation.



Figure 11: Concrete walkway and surrounding hedges in the Hamilton West Cemetery.



Figure 12: Lychgate at the entrance to the Hamilton West Cemetery



Figure 13: Grave plot in the Hamilton West Cemetery, with dilapidated headstone and wrought-iron railings.



Figure 14: Grand headstone in the Hamilton West Cemetery.



Figure 15: Grave plot in the Hamilton West Cemetery, with dilapidated headstone.



Figure 16: Grand headstone in the Hamilton West Cemetery.

2.2 Property Details

Legal Description: Allotment 213 and 214 Town of Hamilton West

Parcel ID: 4346278 and 4388019

Current Certificate of Title ref: 411135

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. An archaeological site has been identified at the Hamilton West Cemetery at 59 Willoughby Street on the ArchSite database, identifier S14/214. The place is therefore automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

2.4 Description of Building or Structures

Not applicable, see site description in Section 2.1

3. Evaluation

3.1 Assessment Criteria - Level of Significance

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

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

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

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

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

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

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

a. Historic Qualities	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	Level of Significance: High
	Explanation: <i>The place has high associative value for its connection to a number of individuals of historic significance to both Hamilton city and the wider Waikato region who are buried within its grounds.</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: High
	Explanation: <i>The place has high significance with regard to historic patterns in the region. The establishment of cemeteries in the mid to late 19th century was an important pattern in the establishment of a permanent settlement. The need for cemetery denotes the social and economic trends within this part of Hamilton at the time of being established.</i>

b. Physical/ Aesthetic / Architectural Qualities	
<i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i>	Level of Significance: Moderate
	Explanation: <i>The place has moderate significance for its style, design, and type as a standard cemetery with no particular features of note. The individual burial plots and gravestones have individual aesthetic value for their craftsmanship, use of material, and overall design which reflect the affluence of those interred.</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.	Level of Significance: N/A
	Explanation: N/A
iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.	Level of Significance: High
	Explanation: The place has high rarity value as an uncommon pre-1900 cemetery within Hamilton.
iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.	Level of Significance: High
	Explanation: The place retains a large amount of its original grave markers. The place appears to be relatively unchanged since its establishment in the late 19 th century. Aerial images dating to 1943 show that the cemetery used to have many more defined walkways, which have since been removed or are overgrown.

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: Outstanding
	Explanation: The cemetery's setting has outstanding significance and is integral to understanding its overall heritage significance. The site was established in 1870-71 and has not been modified since.
ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: High
	Explanation: The place has high landmark value as a highly visible and well-known place in the area.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: High
	Explanation: The place makes a significant contribution to the continuity and established streetscape by providing evidence of historical continuity 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,	Level of Significance: Moderate
	Explanation: The place has moderate group value as one of two historic 'sister' cemeteries in the city – Hamilton East and Hamilton West.

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

e. Archaeological Qualities	
<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	<p>Level of Significance: High</p> <p>Explanation: The place has high archaeological significance with regard to having the potential to expand knowledge of human occupation, activities, or events prior to 1900.</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>Level of Significance: High</p> <p>Explanation: The place is not listed as a historic place with HNZPT, but does have an archaeological identifier on the NZAA recording scheme, S14/214.</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</i>	<p>Level of Significance: Outstanding</p> <p>Explanation: The place has outstanding cultural significance for generations of Hamiltonians buried within its grounds, in some cases entire generations of families. The place is held in high public esteem, significantly contributes to a sense of shared identity, and provides exceptional historical continuity. The place has significant</p>

<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>potential to increase understanding of past lifestyles and 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: High</p> <p>Explanation: The place has significant potential to contribute information about historic figures, events, phases, and activities. The occupations, ages, and causes of death attributed to each individual interred within the cemetery provide a wealth of information about living conditions and lifestyles at the time.</p>

3.2 Assessed Significance

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

a) Historic Qualities:	High
b) Physical/Aesthetic / Architectural Qualities:	High
c) Context or Group Values:	Outstanding
d) Technological Qualities:	Low
e) Archaeological Qualities:	High
f) Cultural Qualities:	Outstanding
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 Hamilton West Cemetery at 59 Willoughby Street be scheduled in Plan Ranking: Category A.

4. Bibliography

4.1 General Sources:

Alexander Turnbull Library Archives

Hamilton City Council Archives

Hamilton Council E-Maps and GIS Services

Hamilton City Council District Plan

Hamilton Historic Cemeteries Heritage Walks, Lynette Williams (2013)

Papers Past

Te Ara Encyclopedia of New Zealand

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

4.2 Historic Titles, Deeds and Survey References

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