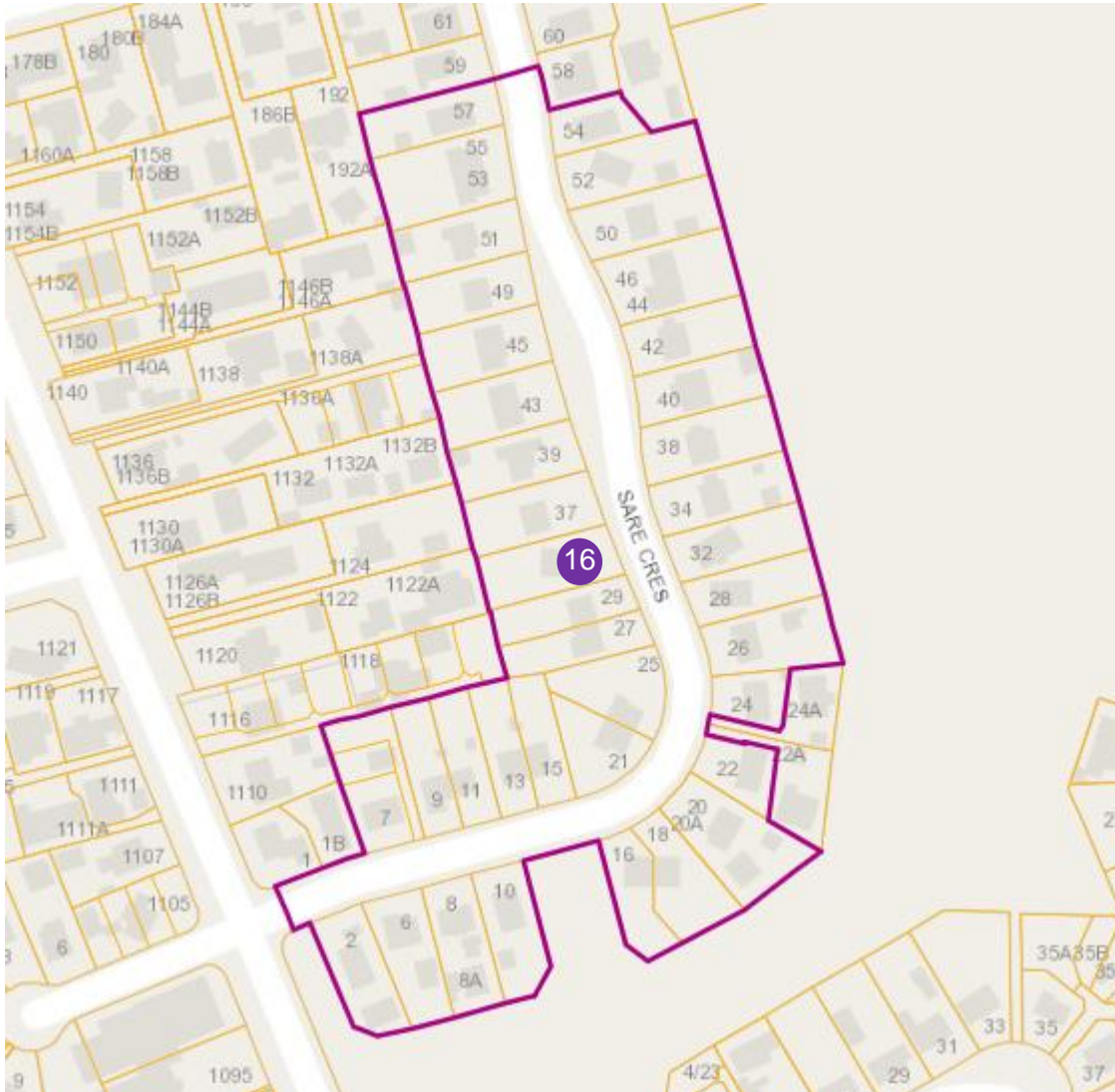


## Sare Crescent HHA – Full Statement



### Development Dates

- Surveyed in 1949, construction completed by 1953

### City Extension

- Located within the 5<sup>th</sup> extension, 1949

### Background

The land of Sare Crescent was surveyed for subdivision in August 1949.<sup>1</sup> Lot sizes and shapes are more varied than other earlier State housing subdivisions, and range in size from 750m<sup>2</sup> to 1,000m<sup>2</sup> (¼ acre), positioned along a curvy street. Aerials show construction completed on both sides of street by August 1953.<sup>2</sup>

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<sup>1</sup> DPS 2491

<sup>2</sup> SN819

The area was developed after the end of World War II, during a period where houses were being built to accommodate homecoming servicemen and their families.<sup>3</sup>

Heaphy Terrace had been subjected to ribbon development, and Sare Crescent capitalised on the available land to the rear of this existing development, curving around and connecting with Clarkin Road. Sare Crescent also appears to demonstrate some watered-down ideals of the Garden Suburb, which had become pervasive in town planning, but gradually diluted down to road layout and the provision of ample green/garden spaces.<sup>4</sup>

Prior to its development, it was rural land on the northern outskirts of Hamilton City. Sare Crescent was located at edge of city boundary in 1950 and, over the next twenty years, land rapidly developed/extended around it.<sup>5</sup> Parts of Fairfield had developed prior to its inclusion in the boundary of Hamilton City in 1949, and had extensive State housing estates.<sup>6</sup> Some dwellings are still owned by Kainga Ora/Housing New Zealand.



Figure 42 Subdivision of Sare Crescent in 1949 (LINZ, DPS2491)

The Sare Crescent HHA is largely occupied by 1950s dwellings, typical of 1950s State housing, clad in weatherboards with tiled gabled and hipped roofs. The street has an interesting curve, with varied width berms. The dwellings largely face the street, with few placed on an angle.

<sup>3</sup> Morris & Caunter.

<sup>4</sup> McKay & Stevens.

<sup>5</sup> SN3470

<sup>6</sup> Morris & Caunter.



Figure 43 Aerial dated 1953 showing Sare Crescent HHA (in red) with current building outlines (in blue),

Sare Crescent contributes to a clear understanding and appreciation of the development expected during the Early Post War Expansions (1950 to 1980) development period, immediately after the post war period where new ideas regarding planning and layout of towns were emerging and taken forward in State housing projects. The area exhibits High heritage significance as it is a relatively unaltered example of post war development.

The street was developed as part of a rapid period of Hamilton City's growth, constructed to accommodate homecoming servicemen and their families and was initially bordered by farmland to the north and east, but quickly became surrounded by further subdivisions and development.

The curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form which typifies the period. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their multi-pane or vertically sliding sash timber windows. The subdivision and redevelopment of the site at no.20 and additional dwellings on rear lots at no.22 and 24 have had an impact on the integrity of the area, but overall, it remains a significant example of early post war State housing. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-servicemen in Hamilton East adds further historic interest to the area.

In order for the existing values of the HHA to be maintained, it is important that future development incorporate the following features:

- Where an existing dwelling displays the features below, any alterations and extensions should respect the features. Where an existing principal building does not exhibit the features, any alterations and extensions should respect the design of the principal building and site as existing. All new buildings, including on rear sites, should incorporate these features. New accessory buildings of greater than 20m<sup>2</sup> on



sites where the existing principal building exhibits the features should respect the design of the principal building and site as existing.

- Discourage subdivision of existing sites, as the HHA currently shows a high degree of integrity of lot size and layout, with little further subdivision and development from its establishment.
- Buildings should generally be placed parallel to the street.
- Alterations or new buildings should utilise designs and materials which match the original early state houses which typify the area:
  - It is important that the integrity of the early state houses remain when viewed from the street.
  - Painted horizontal timber weatherboard, with some buildings and all chimneys in painted textured plaster.
  - Roofs coverings should generally be brown or terracotta colour clay tiles with gables or hipped forms, although painted corrugated steel is acceptable.
  - Generally, windows should have timber frames with double hung sash windows, or multi-pane side hung casements, bringing a vertical proportion within a large horizontal shape window.
- Driveways should remain single width. Large areas of parking should be not provided to the front of houses, over and above the driveway which can widen to two cars wide to the front of garages.
- Garages should generally be detached and to the rear of dwellings, with single doors.
- They should not be forward of the original building.
- Other accessory buildings, regardless of size, should not be forward of the original building.
- Front boundaries should be open or have low timber fences. Fences or walls taller than this are not sympathetic to the historic heritage values of the area.
- Planting within front yards is acceptable but care should be taken to ensure that species chosen will not grow so large that all views of the main dwelling on the site are lost; views of the dwellings contribute to the heritage values of the area.
- Existing street trees, other street planting and front berms should be retained/maintained as existing.

### **Heritage Assessment Criteria:**

#### **a. Historic Qualities**

*The place or area is directly associated with, or has a direct relationship to, an important person, group, institution, event or activity, or reflects important aspects of local, regional or national history, including development and settlement patterns, transportation routes and social or economic trends.*

The development illustrates that the housing shortage in Hamilton, which became apparent in late 1920s, was still an issue and there was pressure for new housing development in post war Hamilton.

The Fairfield project, involving the construction of 800-1000 houses, was announced in April 1946. A first block of 23 houses at Fairfield was on the way to completion by June 1947, constructed using carpenters from the No 20 training centre for ex- servicemen in Hamilton East.

The area was developed after the end of World War II, during a period where houses were being built to accommodate homecoming servicemen and their families.

Heaphy Terrace had been subjected to ribbon development, and Sare Crescent capitalised on the available land to the rear of this existing development, curving around and connecting with Clarkin Road. Sare Crescent also appears to demonstrate some watered-down ideals of the Garden Suburb, which had become pervasive in town planning, but gradually diluted down to road layout and the provision of ample green/garden spaces.

The land of Sare Crescent was surveyed for subdivision in August 1949. Lot sizes and shapes are more varied than other earlier State housing subdivisions, and range in size from 750m<sup>2</sup> to 1,000m<sup>2</sup> (¼ acre), positioned along a curvilinear street. Aerials show construction completed on both sides of street by August 1953.

Prior to its development, it was rural land on the northern outskirts of Hamilton City. Sare Crescent was located at edge of city boundary in 1950 and, over the next twenty years, land rapidly developed/extended around it. Parts of Fairfield had developed prior to its inclusion in the boundary of Hamilton City in 1949, and had extensive State housing estates. Some dwellings are still owned by Kainga Ora/Housing New Zealand.

The area remains a good example the form settlement pattern expected during the period.

The place has **high local** historic qualities

b. Physical/Aesthetic/Architectural Qualities

*The place or area is a notable or representative example of:*

*(i) A significant development period or activity; and/or*

*(ii) Distinctive or special attributes of an aesthetic or functional nature; and/or*

*(iii) The work of a notable architect, designer, engineer or builder.*

The building stock includes typical example of post- war state house architecture from second half of the 20th century. Apart from one redeveloped site, the building stock remains original.

Both the houses, and the curvilinear link road street layout are typical of the development period.

The Sare Crescent HHA is largely occupied by 1950s dwellings, typical of 1950s State housing:

- Majority of buildings are detached; some semi-detached pairs of dwellings.
- Mainly timber weatherboard elevations, but some plaster and artificial weatherboard.
- Range of simple gabled and hipped roofs.
- Timber joinery, including mainly multi-pane casement windows, but some vertically sliding double sash windows.
- Many building retain their original chimney.
- A large number of the sites retain their open plan frontage, and simple driveway formed by two strips of concrete (although some sites do now have fully formed driveways and mainly low fences).

- The curved street alignment is typical of the emerging development period, and adds interest to the street.
- Berm widths vary, with the street width opening out in the centre of the street. The street has an interesting curve, with varied width berms.
- Lot width is reasonably consistent, but lot depth reduces where the berms widen.
- The dwellings largely face the street, with few placed on an angle.

Overall the area remains very intact with significant integrity.

The buildings are typical of state houses of the period and so do not use unique or uncommon building materials, or demonstrate an innovative method of construction, or are an early example of the use of a particular building technique.

The buildings are of interest in so much as they are typical state houses being built at the time, rather than being designed by a particular known practitioner.

The place has **high local** physical/aesthetic/architectural qualities.

c. Context Qualities

*The place or area is an important landmark or feature or contributes to or is associated with a wider historical theme, traditional, or cultural context, or physical setting.*

The place has **unassessed** context qualities.

d. Technological Qualities

*The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements, or is associated with scientific "break-through". The place uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.*

The place has **no known** technological qualities.

e. Archaeological Qualities

*The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods, or to provide evidence to address archaeological research questions. For example, but not limited to: The place or area is registered by Heritage New Zealand 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.*

The area was surveyed in 1949 and construction completed by 1953. The potential for information regarding earlier human occupation is therefore low.

The place has **low local** archaeological features.

f. Cultural Qualities

*The place or area is important or significant:*

*(i) As a focus of cultural sentiment; and/or*

*(ii) As a context for community identity or sense of place, and provides evidence of social, cultural or historical continuity; and/or*

(iii) For having symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The place or area has a high degree of interpretative potential to increase understanding of past lifestyles or events.

The area has some significance as an area of state housing (which is in itself of National significance) constructed reasonably early after the end of the World War II, as with Fairfield Road likely using ex- servicemen who had retrained in Hamilton.

The place has **low national** cultural qualities.

g. Scientific Qualities

*The potential for the place or area to contribute scientific information about how the natural environment has influenced, events, phases or activities related to development.*

The place has **no known** scientific qualities.

Summary Table of Heritage Values

The place is considered to have heritage significance in relation to the following criteria:

Heritage Criteria	Significance	Context
a) Historic Qualities	High	Local
b) Physical/Aesthetic/ Architectural Qualities	High	Local
c) Context Qualities	Not assessed	
d) Technological Qualities	None	
e) Archaeological Qualities	Low	Local
f) Cultural Qualities	Low	National
g) Scientific Qualities	None	

**Statement of Significance**

Sare Crescent was developed as part of a rapid period of Hamilton City’s growth, constructed to accommodate homecoming servicemen and their families in the Early Post War Expansions (1950 to 1980) development period was initially bordered farmland to the north and east, but quickly became surrounded by further subdivisions and development.

Overall, the area contributes to a clear understanding and appreciation of the development expected during the Early Post War Expansions (1950 to 1980) development period, immediately after the post war period where new ideas regarding planning and layout of towns were emerging and taken forward in State housing project. The area exhibits High heritage significance as it is a relatively unaltered example of post war development. The curving street design moves away from the previously regimented grid street layouts to the post war free flowing street form which typifies the period. Many of the buildings remain relatively unaltered and retain their integrity; they still have original features such as their multi- pane or vertically sliding sash timber windows. The subdivision and redevelopment of the site at no.20 and additional dwellings on rear lots at no.22 and 24 have had an impact on the integrity of the area, but overall it remains a significant example of early post war State housing. That the development was part of the Fairfield project, involving the construction of 800-1000 houses and likely used carpenters from the No 20 training centre for ex-servicemen in Hamilton East which adds further historic interest to the area.