

Building/ Site Name:**Former names:****Te Awa Flats****Address:****12A and 12B Little London Lane, Hamilton North**

Te Awa Flats, Little London Lane in 2018.¹

Location in city map

The building is marked with the red pin at northern end of Little London Lane. London Street is in the foreground, Victoria Street at left and Hamilton Parade is alongside the Waikato River at right. Google Maps 2024.

District Plan Reference/ category:

Not applicable

Legal Description:

Pt Lot 4 DPS 2404

Cross Lease

Zoning:

TBA

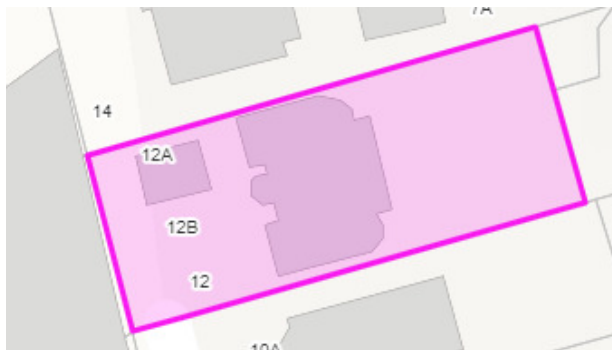
Listed Heritage New Zealand/ NZAA Site/ Scheduled with HCC

HNZPT - No

NZAA – No but is within the rohe of S14/39 Kirikiriroa Pa

HCC – No

Date/s of Construction
1939 (original building) ⁱⁱ 1950s external staircase and garages Internal alterations 1979, 2003
Architect /Designer/ Engineer/Builder/Tradespeople:
Architect: 1939 possibly Terence P Vautier (original) 1979: Graham Consultants limited (alterations) Builder: 1939 WB Young Limited (original) 1979 IJ Parker Ltd (alterations) Plumber 2003: Owen Gibson
Building Type/s & Current Use
Residential flats/Residential Flats
Visible Materials & Heritage Fabric if known
Main building -Rough cast painted exterior with corrugated steel or iron roof, name plate "Te Awa", external cast concrete stair case, glass blocks in central curved form, three decorative bands on circular tower form, roof flashings, pipe work balustrade (external), modern aluminium joinery , entrance canopies Carport- steel pipes and steel roof (not heritage fabric)

Proposed Extent
 <p>Property boundaries 2024. LINZ Extent is legal description which includes the main building and eastern garden. Excludes the carport, shown as blue, defined as 12A.</p>
Associated Places
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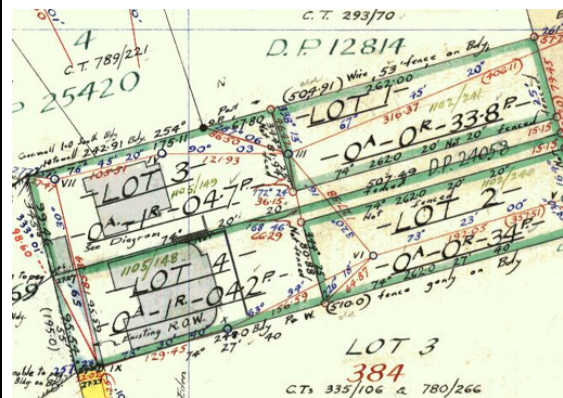
Historical Background
<p>Background history Prior to the land confiscation of 1864, the subject land was owned and occupied by Ngati Wairere, with their principal pa, Kirikiriroa, being very close to the subject land, immediately south of London Street. The land was probably part of the extensive cultivations associated with the pa.</p> <p>Land ownership and owners The building is situated on part of Allotment 383, one of the one-acre sections surveyed in 1864; this allotment was set aside as a School Endowment (SO 378) and title SA6/129 issued in 1874 to the Superintendent of the Province of Auckland. It was not subdivided until 1931, whereas other allotments in the vicinity had already been</p>

subdivided as part of the intensification of occupation in the north end of town. From 1908 the property was leased to a succession of people until in April 1930 it was transferred to Annie Eunice Leggat. In 1931 the allotment was subdivided in two, each part extending to Hamilton Parade along the bank of the Waikato River (DP 24058). The plan shows Leggat as occupying Lot 1, with a dwelling and small building (probably a garage) at the end of a right-of-way that extends to the property from London Street. Leggat was given new leases over Lots 1 and 2 DP 24058 for 21 years from 1/8/1929. She transferred the lease over Lot 1 to Agnes Janet Beagley on 12/4/32. Beagley gave a mortgage to State Advances the same day, for Lot 1. Fee simple was acquired for Lots 1 and 2 in 1952 and provisional titles issued. Certificate of Title 1051/86 was issued to Annie Eunice Leggat, married woman, on 19 October 1952 for 1r 38.2p being Lot 2 DP 24058 (the subject property), with right-of-way through to London Street. Leggat and Beagley were sisters.

The flats were located on the right-of-way was known as Church Lane, as it was adjacent to the Hamilton Baptist Church building, but is now Little London Lane. Directories show James Beagley at 12 London Street in 1938 and 1940; in 1942 he listed as under Te Awa Flats along with James Yendell, GB Lewis and W Coltman. Later directories also show four names under Te Awa Flats: Edward V Daldy, Yendell, Lewis, Mrs E Benbrook.ⁱⁱⁱ James Yendell established Yendell's Furnishings, a long-running Hamilton business. Lewis was a storekeeper, Daldy a clerk.

Allotment 383 was subdivided for AE Leggat and AJ Beagley into four roughly-equal lots in 1953 (DPS 2404), such that the original house was situated on Lot 3 and the flats on Lot 4, both with access from the right-of-way; the two eastern parcels became Lots 1 and 2 with access from Hamilton Parade. Eunice [AE] Leggat had ownership of Lot 4 with the flats (SA1105/148). The electoral roll shows that Eunice Leggat occupied Flat 1 in 1941, however she also enrolled in the Raglan electorate in 1941, as at Horotiu with her husband James, engineer. James Leggat died in 1941 so it

is probable she moved into the flat in Hamilton after his death.



Part of DPS 2404 surveyed in 1953, showing the subdivision of the eastern halves of the two lots as Lot 1 and 2. The Beagleys' house and garage is shown on Lot 3, with the right-of-way to London Street at lower left.

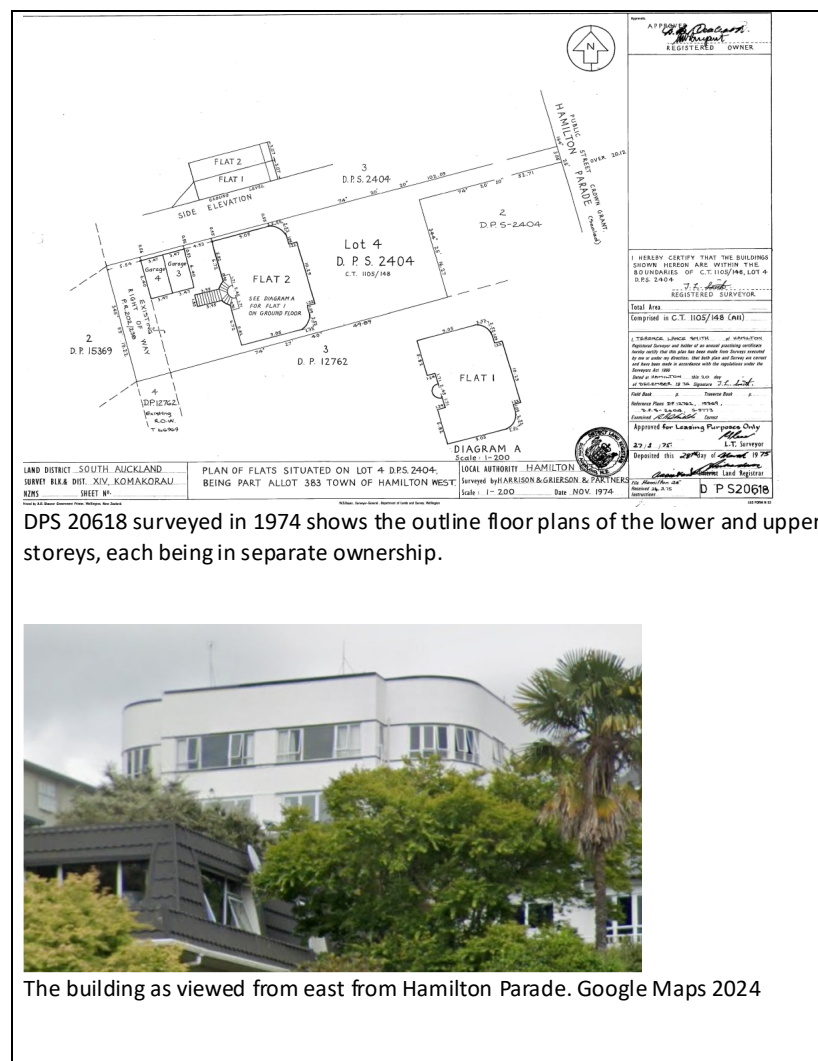


Undated aerial photograph shows Te Awa Flats at lower left, with other houses serviced by the right-of-way and the Baptist Church on London Street. HCL 07659.



The photograph shows a two car garage on the western side against the flat exterior wall. Two chimneys can be seen.

In 1970 Eunice Leggat transferred ownership of the subject property to William Henry McDonald of Hamilton, field officer; in turn he transferred ownership in 1974 to Robert B Seabrook company director and Albert W Bryant.^{iv} In November 1974 alterations were undertaken that saw the building divided into two flats instead of four: Flat 1 on the ground floor and Flat 2 being the upper floor; each had a garage on the northern boundary of the property. An external flight of steps was constructed up to the first floor. In 1975 two half share titles were issued, Seabrook having Flat 2 and Bryant Flat 1, as shown in DPS 20618. The building comprised two flats in 1975, Flat 1 being the ground floor and Flat 2 being the upper floor. Two garaging spaces were shown on the property. An aerial photo dated 1956 shows garages symmetrically placed abutting the western façade; an aerial photo possibly dating to 1961 shows a pair of garages standing away from the main building, which has no external staircase.



DPS 20618 surveyed in 1974 shows the outline floor plans of the lower and upper storeys, each being in separate ownership.



The building as viewed from east from Hamilton Parade. Google Maps 2024

Architects and builders

The Te Awa Flats are dated as 1939 as the builder is recorded in a permits list along with the name of the builder W . B. Young. But no original permit drawings have been found. The style of architecture is very similar to the works of T.P Vautier who resided in Hamilton for many decades. His buildings can be seen in the suburb of Fairfield.

Terence P Vautier (1905-1987) was the son of architect Charles Alfred Vautier who moved with his family to Hamilton in 1912. He trained in his father's office, and gained membership to the English Institute of Architects and Surveyors in 1931.^v To date, 21 dwellings and one commercial building have been identified as being designed by T.P. Vautier, of which 16 were constructed between 1937 and 1942; four are scheduled heritage items under the Operative District Plan.^{vi}

The builder William Bennett Young (1898-1983) was a master builder and company owner (WB Young Ltd) who undertook many major building projects in Hamilton, including the construction of the Central Post Office (1938-40), the NZI building in Garden Place, the council offices in Alma St, the AMP building (1920), Bledisloe Hall. His career spanned nearly 60 years.^{vii} He was awarded an OBE.

Associated people and events

A. Eunice Leggat and A. Janet Beagley, each known by her middle name, were sisters, daughters of James and Agnes Harriet Beagley of Frankton. James Beagley was a builder who stood for the Borough Council in 1938, unsuccessfully.^{viii} Eunice Leggat was a milliner with the shop known as "Miss Beagley" in Victoria Street from 1925 until 1944; the shop was so well-known it was a landmark when giving directions.^{ix} Builder WB Young undertook shop alterations and additions for Leggat and Beagley in February 1936. Other building permits show that Eunice Leggat owned other Hamilton properties as well.^x It is presumed that Te Awa Flats was

an investment and not for her own use; electoral rolls show that she lived in Clifton Terrace with her parents and sister from at least 1943-1949.^{xi}

Construction

On 28 August 1939 a building permit was issued to WB Young for a block of four flats, owner Mrs Leggat.^{xii} This follows a tender advertisement placed by Terence P Vautier AIAA for the erection of a two-storey block of six flats in reinforced concrete and wood, London Street.^{xiii} Given the coincidence of timing, the location, and the architectural style of the subject building, it is likely that Vautier was the architect, but that the number of flats was reduced from six to four. There were very few two storey buildings in London Street at that time, and to the west end it was still single storey housing.

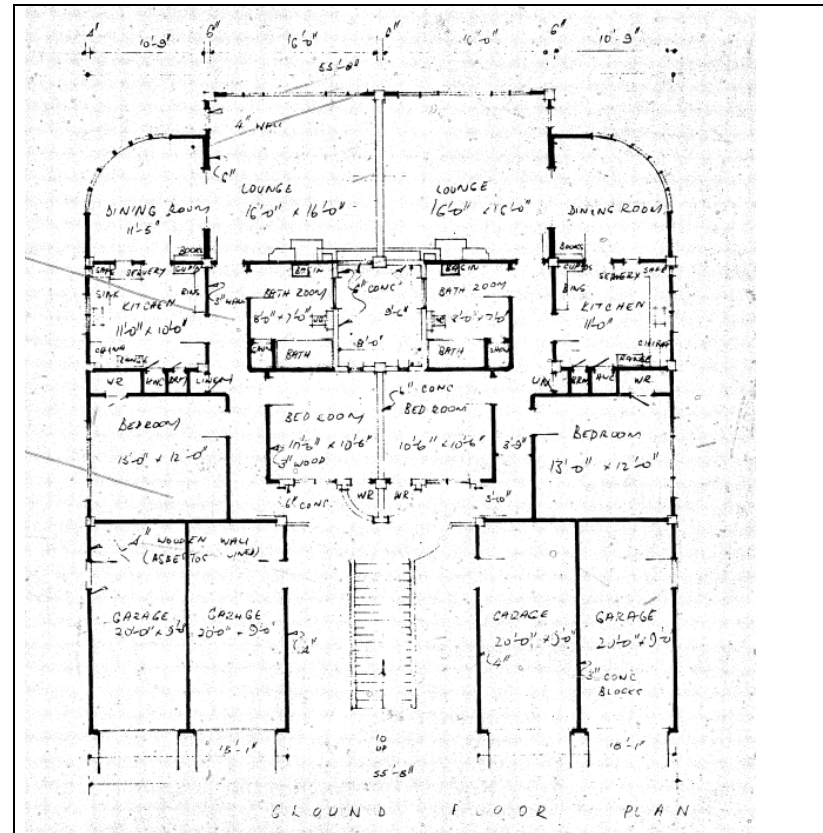
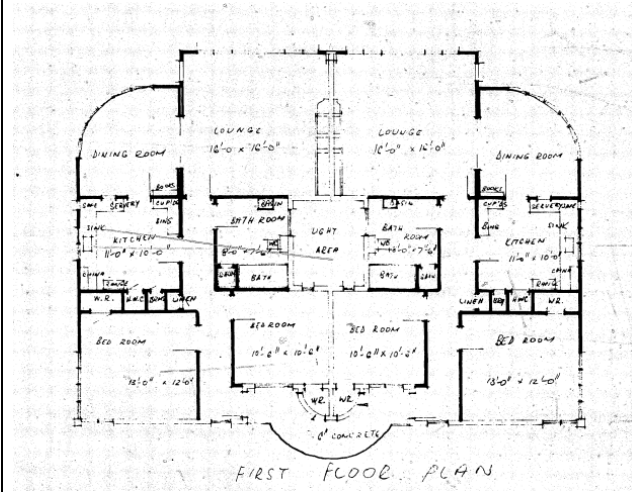
The building comprises two-level reinforced concrete and timber framed stucco exterior building with reinforced concrete walls and foundation walls. Inner walls are timber framed with concrete piers, beams and upper floor. The ground floor and roof structure are timber framed.^{xiv}

The form is symmetrical and utilises curves. It has a central light well with three horizontal bands at the top. The roofs are hidden behind the parapet. A grand suspended concrete staircase is centrally located and sweeps up to the first floor mirrored entrances, with pipe balustrades. The joinery would have been timber. It is probable that there were also chimneys.

When built, the property extended to Hamilton Parade and the design addresses the Waikato River view, with the dining rooms and lounges facing east across the river, and the dining rooms contained in the curved corner walls. The upper and lower floors were of the same layout internally, and symmetrical around the east-west midline. A 6-inch thick concrete-lined light well in the centre of the building provided natural light

to the ground floor.

Changes to place



Floor plans as drawn in 1979 in building consent application which appear to be earlier drawings, with the paired garages on west side.

The drawings above show the flats show proposed changes include four proposed new garages. There are at least two garages in the photograph which appear to have been demolished about 1979.



Flats on Lot 4 DPS 2404 surveyed March 1979 when owned by RB and P Seabrook and AW and JH Bryant.^{xv}

There is a two-bay carport there today.

In 2003 Hamilton Engineer John Dale engineered a roof beam and lintel to dining room and living-dining room. A new wall was erected between living rooms.

Prior to 2018 the joinery was replaced with aluminium. The interiors appear to have been modified overtime but the general layout appears similar in consents.

PROPOSED HERITAGE ASSESSMENT CRITERIA (Revised November 2023)

8-1.1 Rankings of Significance

Rankings for built heritage places listed in Schedule 8A have been established as follows.

Plan Ranking A: Built heritage places of outstanding heritage significance locally, regionally or nationally.

Plan Ranking B: Built heritage places of high heritage significance locally, regionally or nationally.

The below scale represents the levels of significance against which built heritage places shall be considered for inclusion on Schedule 8A.

- Outstanding significance.
- High significance.
- Medium significance.
- Low significance.
- None/No significance.
- Un-assessed significance.

The heritage significance of built heritage places has been assessed based on evaluation against the following individual heritage criteria. A place must meet one or more of the criteria at the level of "High" significance or above to be eligible for inclusion within Schedule 8A.

While a place only has to meet one of the criteria, in practice it will usually satisfy multiple criteria. The evaluation criteria are not weighted or hierarchical. There is no correct number or combination of values required to determine overall significance.

A comparative analysis has been included, where possible, noting that there is no Waikato Regional Heritage Inventory, and limited recent Heritage New Zealand Listings.

8-1.2 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 place has a direct association with Annie Eunice Leggat, a milliner and wife of an engineer, who owned and built several properties in Hamilton during the 1930s and 1940s. It has a direct association with builder WB Young Ltd. It is possible that Terence P Vautier designed the flat, and if so would be part of a group of important Art Deco buildings in the city that focus around the Hamilton North and Fairfield area.

The flats reflect a change in settlement pattern in Hamilton during the 1930s when still a town, rather than city and is part of a change in residential housing in the area to commercial. While common in other cities flats were unusual apart from the duplexes in the state housing area of Hayes Paddock which was a few years later. Only one other two storey flat in Frankton is known to have been built in the town pre 1940 and has been recently demolished. It marks a significant residential change in Hamilton, but is closely followed by one storey state housing duplexes.

Situated in the commercial north of Hamilton, the Te Awa flats reflects a social change in Hamilton where people were looking for alternative accommodation choices units rather than stand-alone houses, with associated change of lifestyle.

Level of Significance High

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 place is a notable example of:

- (i) A significant development period in the intensification of Hamilton's central district, with subdivision of land parcels to accommodate more businesses being established in northern Victoria Street, and smaller parcels for residential buildings.
- (ii) Distinctive architecture of an aesthetic nature in the Art Deco style. It is the only known set of flats designed in this style in Hamilton prior to World War Two. The upper banding is the only known residential example in Hamilton.
- (iii) The building is one of notable builder W.B. Young Ltd's residential building projects. It is believed to be the work of Terence P Vautier, a prominent Hamilton architect who designed several Art Deco and Moderne houses during the 1930s-1950s in Hamilton which form an important group of Modernist houses.

It has been previously identified as part of the collection of Hamilton Art Deco places.

Level of Significance High

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 sits on the edge of a river terrace and was a landmark visible from Hamilton Parade. It was designed to face the river view to the east, with its curved corners, but with infill and commercial development is now somewhat hidden. It does contribute to a wider historical theme of the

subdivision of land parcels and in-fill housing in northern Victoria Street during the mid-20th century.

Level of Significance Medium

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 construction method was not uncommon. It is not an early example as the use of concrete for housing was used by a number of early Hamilton architects.

Level of Significance Low

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.

Unknown but the property is part of the rohe of Kirikiriroa Pa (S14/39) which was known to have extensive cultivations.

Level of Significance potentially Medium

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.

Te Awa Flats may have significance to people who have used it over the last 85 years but this is unknown.

It has been identified as a place of architectural heritage for a number of years.

Level of Significance Unknown

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.

NA

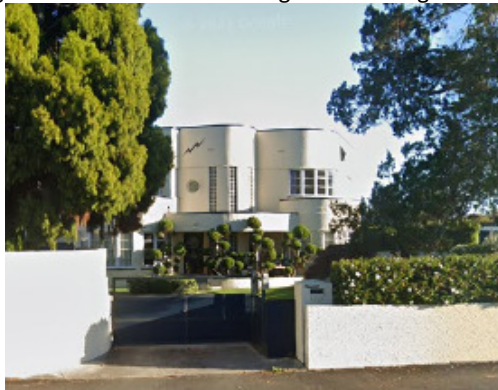
Level of Significance None/Unknown

Comparative Analysis

- There are no known pre 1940 flats individually scheduled in the district plan although the state house duplexes (single storey) are within the OPD Character area and PDP Hayes Paddock Historic Area; the later state house Star Flats H110 at 18 Frances Street (Units 1 - 12).

Comment [L1]: amended

- W.B. Young's work is demonstrated in the Hamilton Central Post Office, H39 at 346 Victoria Street, built just after the flats. However only the dome is scheduled.
- There are no listed places associated with of W.B Young or T.P. Vautier by Heritage New Zealand.
- If designed by Vautier then there are two places scheduled in the district plan H75 (ODP) House 1319 Victoria St and H76 (ODP) House 1331 Victoria St (Vautier's own house). There are however a collection of Vautier homes in Fairfield and parts of Hamilton of which this would be the only known two-storey flats. There are strong similarities with these designs and timing.



1331 Victoria Street

Built by W.B. Young:

H39 former Central Post Office (dome)

Designed by TP Vautier:

H75 (ODP) House 1319 Victoria St

H76 (ODP) House 1331 Victoria St (Vautier's own house)

39 Marama Street

SUMMARY TABLE OF HERITAGE QUALITIES

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

Heritage Criteria	Significance Level
a Historic Qualities	High
b Physical/Aesthetic/ Architectural Qualities	High
c Context Qualities	Medium
d Technological Qualities	Medium
e Archaeological Qualities	Unknown
f Cultural Qualities	Unknown
g Scientific Qualities	None

STATEMENT OF SIGNIFICANCE:

A distinctive block of four flats, named Te Awa, was built in 1939 by W.B. Young for Mrs Annie Eunice Leggat, and believed to have been designed by Terence P Vautier who was a prominent architect in Hamilton during the 1930s to 1960s.

While two-storey Art Deco Flats may be common in other cities, the Te Awa in Hamilton are probably the only known pre-1940 two-storey flats in Hamilton. Architecturally the modification of joinery has affected architectural integrity, expected over a 85-year period. It has a history from changing from four flats to two and back to four.

The place is also noteworthy because of the owner Mrs Leggat who was a well-known Hamiltonian and early entrepreneur, but also is associated with one of Hamilton's major contractors W.B. Young who built Hamilton's Central Post Office (1939-40) and many other commercial buildings.

It is a very good example of Art Deco apartments' architecture, rare in Hamilton.

RECOMMENDATION

Te Awa Flats meets the threshold in the PDP for scheduling as a Rank B built heritage place locally.

It is recommended that the place is included in Appendix 8A based on the following heritage qualities/values:

a) Historic Qualities, b) Physical/Aesthetic / Architectural Qualities

Proposed extent (setting) is shown on Extent map

Overall Level of Heritage significance High locally

Sources for information:

Williams, Lyn "A Thematic Review of the History of Hamilton", a technical report for Hamilton City Council (Draft) 2021

Gibbons, PJ *Astride the River; a History of Hamilton* 1977

LINZ land survey plans, titles, council records including consent files

References:

See End notes

Revised Form prepared: 25 06 2024

Surveyor/ Researcher: Laura Kellaway / Lyn Williams

Reviewer:

Site visits: from road only

Notes:

Places have been viewed from the public domain, and using on line resources, unless otherwise stated. Where an on-site visit was undertaken, agreed with the owner, it is recorded below.

Interiors of the Te Awa Flats have not been assessed, or condition of buildings.

On line property images has been viewed.

Records have been retrieved where possible. There are no known drawings at this time.

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- i Photograph J.W. Kellaway, 2018.
 - ii Permit List
 - iii *Wise's Post Office Directories* 1938 - 1947
 - iv SA1105/148
 - v Alice Morris 2019 "Modern as the Moment": the 1930s and 1940s Architecture of Hamilton's Modernist Architect, Terence P. Vautier. Research project.
 - vi Ibid.
 - vii DNZB file, Hamilton Libraries
 - viii *Sun (Auckland)* 18 October 1927 p. 4; *Waikato Times* 14 March 1945 p. 2; *Waikato Times* 27 April 1938 p. 2
 - ix *Waikato Times* various advertisements.
 - x HCC Building Permits index transcript
 - xi NZ Electoral Rolls, various
 - xii HCC Building Permits index transcript
 - xiii *Waikato Times* 17 June 1939 p. 2
 - xiv Letter from GA Hughes & Associates Ltd to Graham Harkness 4 May 2012
 - xv comprised in SA19C/338 and SA19C/337. (Part of DPS 27164)

Date: August 2024