

Building/ Site Name: Former names:
NZR Railway House A 209
Address:
9 Weka Street



House at 9 Weka Street, Frankton, in 2023.

Location in city map
Google Maps 2023
District Plan Reference/ category:
Legal Description:
Lot 35 DPS 37472
Zoning:

Listed Heritage New Zealand/ NZAA Site/ Scheduled with HCC
HNZPT – Not as an individual building but as part of HNZPT Historic Area # 7014 and HCC Special Character Zone NZAA - No HCC - No
Date/s of Construction
1923
Architect /Designer/ Engineer/Builder/Tradespeople:
Architect: George Alexander Troup, NZ Railways Department Builder: NZ Railways Department
Building Type/s & Current Use
Residence /Prefabricated component buildings (cottage and outhouse)
Visible Materials & Heritage Fabric if known
Prefabricated weatherboards (painted); timber double-hung windows to front and sides with timber original awning windows at rear; brick chimney with stucco finish; glazed timber front door with glazed panel above; timber porch with concrete steps; corrugated steel (roof); concrete (shower base); galvanised pipe and mesh (fencing).

Proposed Extent

<p>The extent proposed for scheduling under the Hamilton City Council District Plan includes the land described as Lot 35 DPS 37472, South Auckland Land District, Certificate of Title SA40D/452, and the dwelling, the outhouse, the front fence and the base of outdoor shower thereon (shown as magenta area in plan).</p>

Associated Places

Frankton Junction Railway House Factory and settlement Historic Area (HNZPT 714)
Frankton Junction NZR Institute (HNZPT 5297)

Historical Background and construction**Refer to:**

“Historic Heritage Assessment of Railway House NZR A-209, 9 Weka Street, Frankton” Lyn Williams 12 September 2023 (attached)

Statement from Jane Matthews, Matthews & Matthews Architects Ltd, 21 09 2023 (attached)

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

<p>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.</p>
<p>The place is directly associated with, and has a direct relationship to, an important institution, New Zealand Railways Department, and is part of the Frankton Railway Settlement laid out in the early 1920s to accommodate railway workers and their families. The settlement was based on the “gardens suburb” ideology: it included a central square, recreation grounds, a community hall, tennis courts and bowling green, wide streets with grass berms; the minimum area of the house sections was a quarter-acre or fifth-acre and although the houses were based on a set of standardised plans there were various front elevations intermingled along the street to avoid monotony.</p>
<p>It was a reflection of the development of Frankton Junction as a major station with marshalling yards to manage goods, stock and passengers; all functions that required a large number of railway staff.</p>
<p>The influx of the railways-related populace had an effect on the development of local schools and retail areas.</p>
<p>The subsequent privatising of the railways and releasing the properties onto the open market is also demonstrated in the ownership history of 9 Weka Place.</p>
<p>Level of Significance High</p>

<p>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.</p>
<p>(i) No.9 Weka Street is a representative example of the establishment of the railway village (ii) It is one of the standard designs, recognisable as a “railway house” and fits within the aesthetic of the area and (iii) it is the design work of NZR architect George Troup, with materials milled at the NZR mill and built of components manufactured at the house factory situated within the railways land adjacent to the village.</p> <p>The house has undergone very few external modifications and has a high level of integrity.</p>
<p>Level of Significance High</p>
<p>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.</p>
<p>The house and property are within a cohesive context amongst other similar houses and properties of a similar size and as such contributes strongly to the overall setting.</p>
<p>Level of Significance High</p>

Commented [L1]: Changed from High/moderate

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 house was one of the specially prefabricated kitset buildings milled and put together at the house factory, an innovative method of construction designed to make the distribution of railway workers’ houses easy across the railways network.

Level of Significance Medium

(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.

As a railway cottage Railway House A 209 or 9 Weka Street is important
 (i) as a focus of cultural sentiment, being recognisable as being associated with the railway workers of Frankton’s early-mid 20th century
 (ii) it provides a sense of place and cohesion and community identity.

Level of Significance High

Commented [L2]: Changed from High/moderate

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.

Not known to have any pre-1900 occupation, although within the rohe of Waikato iwi and close to routes associated with the Waitawhiriwhiri Stream.

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.

Level of Significance Unknown

Comparative Analysis

- Several other railway houses are listed by HNZPT e.g. in Otaki (4956), Levin (4082), Whangarei (7745)

f. Cultural Qualities

The place or area is important or significant:
 (i) As a focus of cultural sentiment; and/or

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	High
d Technological Qualities	Medium
e Archaeological Qualities	Unknown
f Cultural Qualities	High
g Scientific Qualities	None/Unknown

STATEMENT OF SIGNIFICANCE:

A Succinct summary paragraph(s) derived from the background information and the tables above which should describe the overall heritage qualities of the place. Include supporting qualities that don't meet the threshold where these aid understanding.

NZR Railway House A 209 9 Weka Street is part of the Frankton Railway Settlement of over 160 houses and associated facilities designed by George Troup, NZR Architect. It is an example of one of the first batch of prefabricated railway houses from the NZR factory manufactured to a standard plan with elements prefabricated in adjacent factory and produced as a kitset. The site includes the original factory outhouse and the exterior concrete shower at rear.

The house is a standard design typical of the bulk of the settlement houses; this design was used in Weka and Pukeko Streets. It was a rental home for railway workers from 1922 to 1987 before being released by the Crown into private ownership.

No NZR houses are specifically individually scheduled but most are included in HNZPT Historic Area and HCC Special Character Zone.

RECOMMENDATION

NZR Railway House A 209 meets the threshold in the PDP for scheduling as a Category B built heritage place.
It is recommended that the place is included in Appendix 8A based on the following heritage qualities/values:

- Historic Qualities,
- Physical/Aesthetic / Architectural Qualities,
- Context or Group Values,
- Technological Qualities and

f) Cultural Qualities.

Associated items are noted:

Proposed extent (setting) is shown on Extent map

Overall Level of Heritage significance High

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

References: see Assessment report

Form prepared: 12 09 2023 (proposed revised criteria 2022) and/or

Revised Form prepared: 3 07 2024 (proposed revised criteria 2023)

Surveyor/ Researcher: Lyn Williams

Reviewer: Jane Matthews (of 2023 assessment)

Site visits: yes

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 have not been assessed or condition of buildings.

Records have been retrieved where possible.