

In the Matter of PLAN CHANGE 9
vs
The Cultural and Community Benefits of HISTORIC HERITAGE AREAS
In Central Hamilton
Specifically
QUEENS AVENUE, FRANKTON

THE SUBMITTER: #96 Peter Were

I live at 98 Queens Avenue with my partner Aaron and Sterling the cat.

BACKGROUND

- 2 After attending Auckland architecture school and designing interiors for a number of local hospitality venues (*Abby's Hotel*, *The Birdcage*, *The Strand Tavern*) I moved to London and led new-build hotel interior projects across Europe before returning in the mid 1990s.
- 3 Residential projects led to rediscovering a love of architecture from the inside out; my design practice is known for poised, elegant and restrained architecture and interiors for both new-build homes and alterations.
- 4 Recent projects include
 - the reincarnation of *The Matakana Village Pub*, Matakana;
 - the sympathetic refurbishment and new additions to Heritage-listed Chapman-Taylor's *Reuben Watts House* in Takapuna;
 - a proposed apartment retrofit to *The AEPB Building* Queen Street.Other current projects include additions to a 1910s villa on Waiheke Island.
- 5 I moved from Auckland in 2013. I found the most striking architectural element of Hamilton neighbourhoods to be the piecemeal and seemingly arbitrary infill housing scarring once-cohesive and charming period streetscapes.

SUBMISSION OBJECTIVE

- 6 The clock can't be turned back but I hope that the tide of unsympathetic, intrusive and aesthetically-confronting developments can at least be held at bay by promoting what is left of Hamilton's history-rich old building stock as valuable examples of the past, and as reflections of the depth and variety of communities past and present.

MUSINGS

- 7 "Our existing buildings are a valuable resource...Usually not until demolition takes place is it realised that communities are a resource in an economic sense as well as a socio-cultural sense".
Sir Terry Farrell CBE FRIBA
- 8 "...It is clear...that the proposed HHAs are vulnerable to change and loss of heritage value by inappropriate modern development. If the opportunity is not taken now to protect their heritage values, there is the risk of the heritage values of Hamilton city being irretrievably damaged within the foreseeable future – possibly within a period as short as the next 10 years."
Miller & King, Origin Consultants
- 9 "Eleanor Rigby
Died in the church and was buried along with her name
Nobody came"
Lennon/McCartney
- 10 When the bulldozer or house removal trailers arrive at the address of the last old house in the street, that house will be the Eleanor Rigby of Queens Avenue: no one will notice her passing.
- 11 When the bulldozer twists weatherboards and tin or as the trailers rumble down the street, the collective memory of the neighbourhood will be erased forever under a pall of architectural amnesia.
- 12 When the last old house on Queens Avenue is sacrificed on the altar in the temple of The Fifteen Minute City, gone will be any semblance of history; the final weft pulled from a once diverse housing tapestry that traced suburban forms through a neighbourhood's decades and centuries, leaving a faceless warp only to be subsumed under concrete, tarmac, multiple letterboxes, myriad recycling bins and daylong shadows.

THE BOROUGH OF FRANKTON

- 13 Frankton covers almost five square kilometres and is bounded by Maeroa; Nawton and Dinsdale; Hamilton Central, Lake Rotoroa and Melville.
- 14 Starting life as subdivisions of Thomas and Mary Jolly's farm and named eponymously after their son Frank, the area grew from 1877 into a railway town servicing what would become the busiest rail junction in the country.
- 15 Frankton's Commerce Street is one of Hamilton's original shopping precincts and at its peak was home to four hotels within walking distance of the railway junction.
- 16 The original Jolly homestead overlooked the lake; their son Frank's later homestead 'Windermere', a heritage-listed property, still stands at 39 Queens Avenue commanding lake views and with a strong presence on the lakeside skyline.
- 17 Until 1917 Frankton was an independent borough with its own Council. Low-lying and peaty, the land proved difficult to drain which led to amalgamation with Hamilton to gain the benefit of the neighbouring township's sewage system.

FRANKTON'S PRESERVED HERITAGE

- 18 Frankton Railway Village is a 1920s neighbourhood of prefabricated "railway houses" built in a Railways Department factory using timbers from the department's own forests, with the houses' sizes reflecting their occupants' rank as railway employees.
- 19 The Railway Village has the largest collection of similar-period housing in New Zealand and is identified and protected by Hamilton City planning provisions and also formally identified as an Historic Area by Heritage New Zealand Pouhere Taonga.

QUEENS AVENUE HISTORY

- 20 Subdivision of Jolly farmland immediately to the west of the existing Jolly homestead commenced in 1906, with adjacent pastures subsequently subdivided until a swathe of properties spread from Killarney to Lake Roads. The Jollys' children built houses on Queens Avenue and Lake Road, and further subdivided inherited land.
- 21 Housing construction started in the late 1910s with a cluster of Arts & Crafts-influenced cottages at its southern end, followed by transitional and California bungalows to the north.
- 22 Known colloquially as "Frankton Hill", Queens Avenue was the 'dress circle' of Frankton owing to its elevated position with views over the town and lake.
- 23 Older housing stock has become intermingled with interwar houses. There are no extant examples of 1960s or 70s detached housing but from the 1960s onward, infill and replacement home units, townhouses and blocks of flats have proliferated.
- 24 An enclave of detached housing on a recently-formed Queens Park Crescent in the manner of Railway Houses was developed on disused railway siding land in 2012, their aesthetic owing more to the prevailing zoning rules of the day than with any sympathy to Queens Avenue's streetscape. In 2021 a development of 22 aesthetically banal townhouses replaced four old houses next to Queens Park Crescent.

QUEENS AVENUE HISTORY continued

- 25 Of particular mention is an architecturally significant home at 7 Queens Avenue: an architect-designed brick house in classic Edwardian civic style, unusual for residential design. It's been proposed that this house and its bungalow neighbour at 9 Queens Avenue be afforded Heritage listing to preserve their examples of type; and together with the already-listed "Windermere", potentially three houses in the street to be noted as historic heritage suggests there is heritage value and that other homes may be worth deeper investigation.
- 26 It is highly likely that several groups of homes on the street were built by the same housing companies prolific in the Waikato at the turn of the twentieth century and known for producing houses with minor variations on a theme. Flat-fronted bungalows with similar decorative porches, and several Arts & Crafts style properties towards the Killarney Road end of the street are testimony to this.
- 27 Vestiges of Frank Jolly's farm remain to this day: the diagonal boundary lines between 97 Queens Avenue and its neighbour, and between 96 and 98 Queens Avenue trace the line of a farmyard fence that dissected paddocks, fenced off and radiating from the Rotoroa lakefront towards the railyard.

COUNCIL'S INITIAL ASSESSMENT

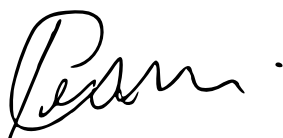
- 28 Due to continued demolition or removal of original housing stock, Queens Avenue doesn't present as a cohesive, untouched street of similarly-aged properties, but instead as a sporadic collection of period houses marooned between successive building-boom examples of medium-density housing.
- 29 The lack of streetscape cohesiveness was deemed detrimental to the street being considered as a possible HHA by a Council-engaged consultant, whose scoring of Queens Avenue both excluded any historic research and identification of existing housing stock, and ignored the wider social and development contexts which contribute to the assessment of an HHA.

HISTORIC & HERITAGE ASSESSMENTS

- 30 Queens Avenue presently has a substantial number of mostly original single-storey bungalows and a few villas, that fall within the historical development classification period from 1890 to 1949 encompassing late Victorian and Edwardian dwellings, and growth before and after WWI and up to WWII.
- 31 Historian Lynette Williams and Heritage Consultant Laura Kellaway have provided detailed assessments of the historical value of Queens Avenue in helping to tell the story of early Hamilton. Their research and analyses and reports provide ample supporting evidence that Queens Avenue is a worthy contender for an HHA listing.
- 32 Ms Williams' research cites numerous historical facts relating to the general creation, growth and prosperity of Frankton, and the particular role Queens Avenue played in the development of Frankton.
- 33 Ms Kellaway's analysis of HHA assessment criteria shows that while the empirical formula applied to the entirety of Queens Avenue falls short of meeting the accepted minimum required, there is overriding merit in the preservation of particular sections of Queens Avenue housing, being deemed worthy of protection.

CONCLUSIONS

- 34 We are convinced there is merit in reassessing the values accorded to Historic Heritage classification to three distinct zones on Queens Avenue:
- The Queens Avenue/ Lake Road end block
 - Upper Queens Avenue, taking in the heritage-listed Frank Jolly estate and home, and
 - The Queens Avenue/ Killarney Road end block
- 35 The Queens Avenue/ Killarney Road cluster is of especial note as a rare regional example of a Government-sponsored soldier settlement, normally reserved for rural settlement but in this case applied to land in a burgeoning township.
- 36 As Hamilton's importance as a regional and national entity grows, it can't be denied that housing intensification should be encouraged as the city's population increases.
- 37 However, sacrificing older inner-city housing stock which hold physical, emotional and cultural links to the city's layered past is tantamount to lobotomising the collective consciousness of the wider community in Hamilton.
- 38 Council is urged to reconsider zoning Queens Avenue as an Historic Heritage Area.



Peter Were

Accompanying this submission:

- Statement of Evidence: Lynette Williams, Historian
- Statement of Evidence: Laura Kellaway, Heritage consultant
 - ...including
 - Historical Study, Lynette Williams
 - Heritage Report, Laura Kellaway
 - Appendices
- Photos of Queens Avenue period homes
- Map of dating of houses
- Scheduled houses: existing 'Windermere'; proposed 7 & 9 Queens Avenue

Queens Avenue



92 Lake Road ("1 Queens Ave")



3

Queens Avenue



5



7

Queens Avenue



9



11

Queens Avenue



43



47

Queens Avenue



51



53

Queens Avenue



55



63

Queens Avenue



65



73

Queens Avenue



91



93

Queens Avenue



95



20 Joffre Street ("97 Queens Ave")

Queens Avenue



101



103

Queens Avenue



94 Lake Road ("2 Queens Ave")



10

Queens Avenue



12A



18

Queens Avenue



22



24

Queens Avenue



26



44

Queens Avenue



48



92

Queens Avenue



96



98

Queens Avenue



100



102

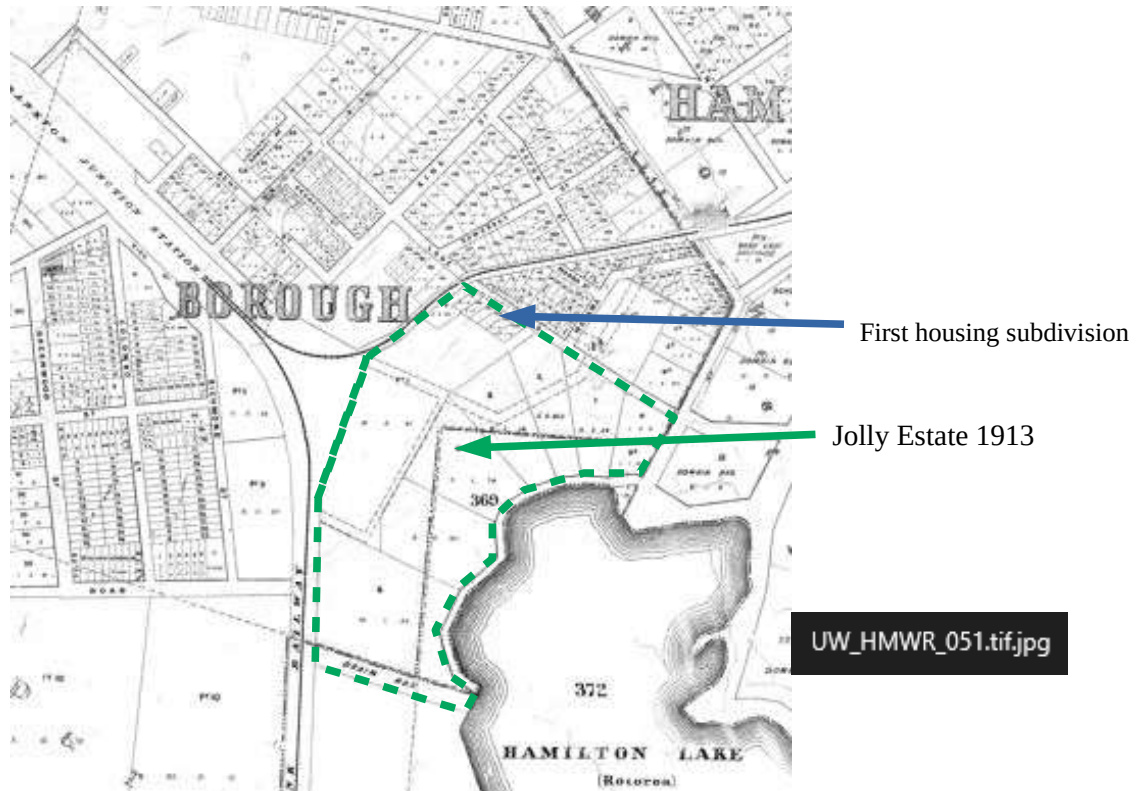
Queens Avenue



104

Old maps

1913 Frankton Borough map UW-HMWR-051 (extract)



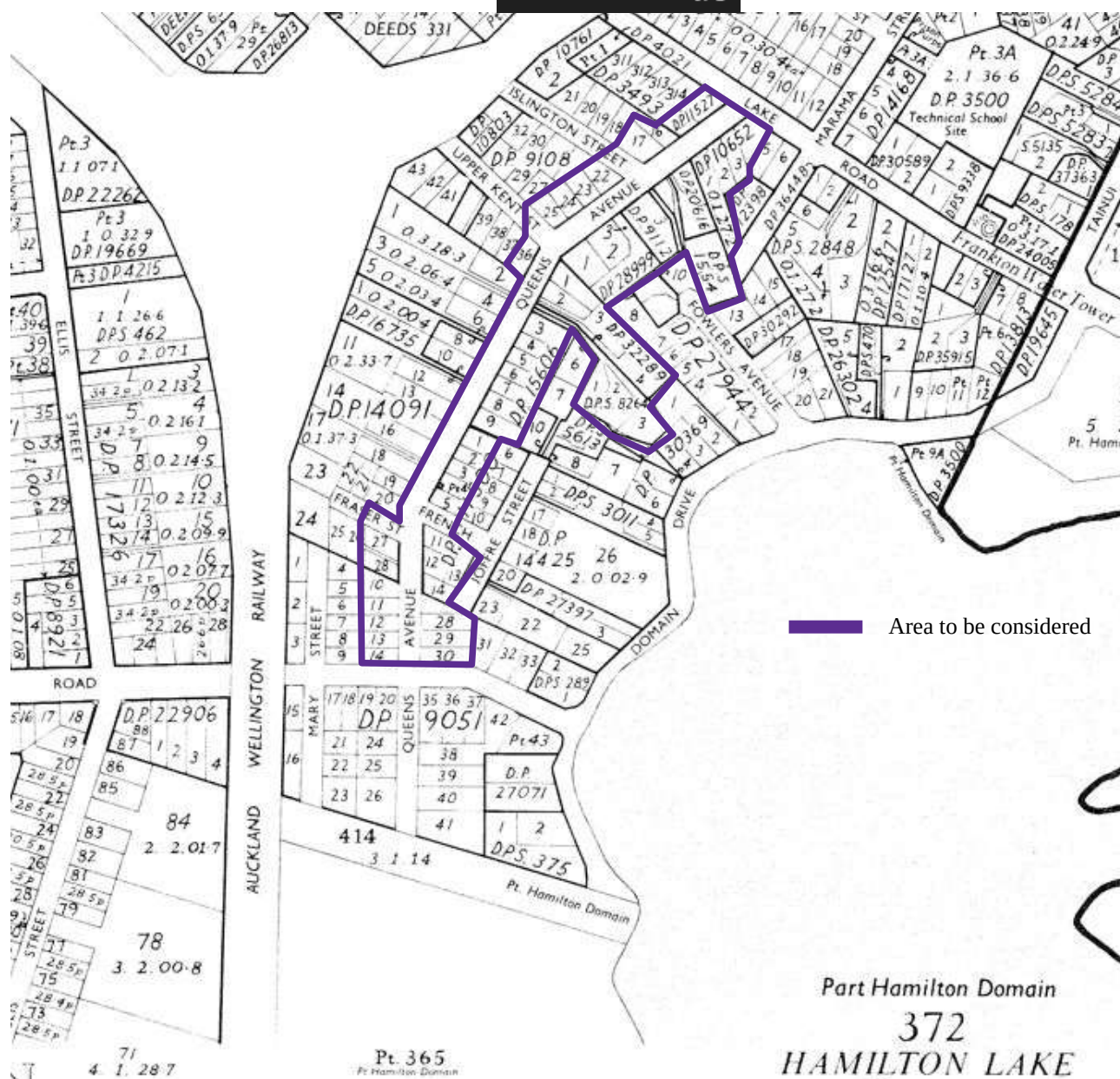
1913 Frankton Borough with Jolly family sites ready for division. There is only one existing residential subdivision of sections for housing by Mary Jolly, on the Lake Road edge of the Jolly estate.

Circa 1930 Retrolens aerial looking south to Lake, with Lake Road on left and Queens Avenue running across. In foreground parallel to Queens Avenue is the Thames Railway line.

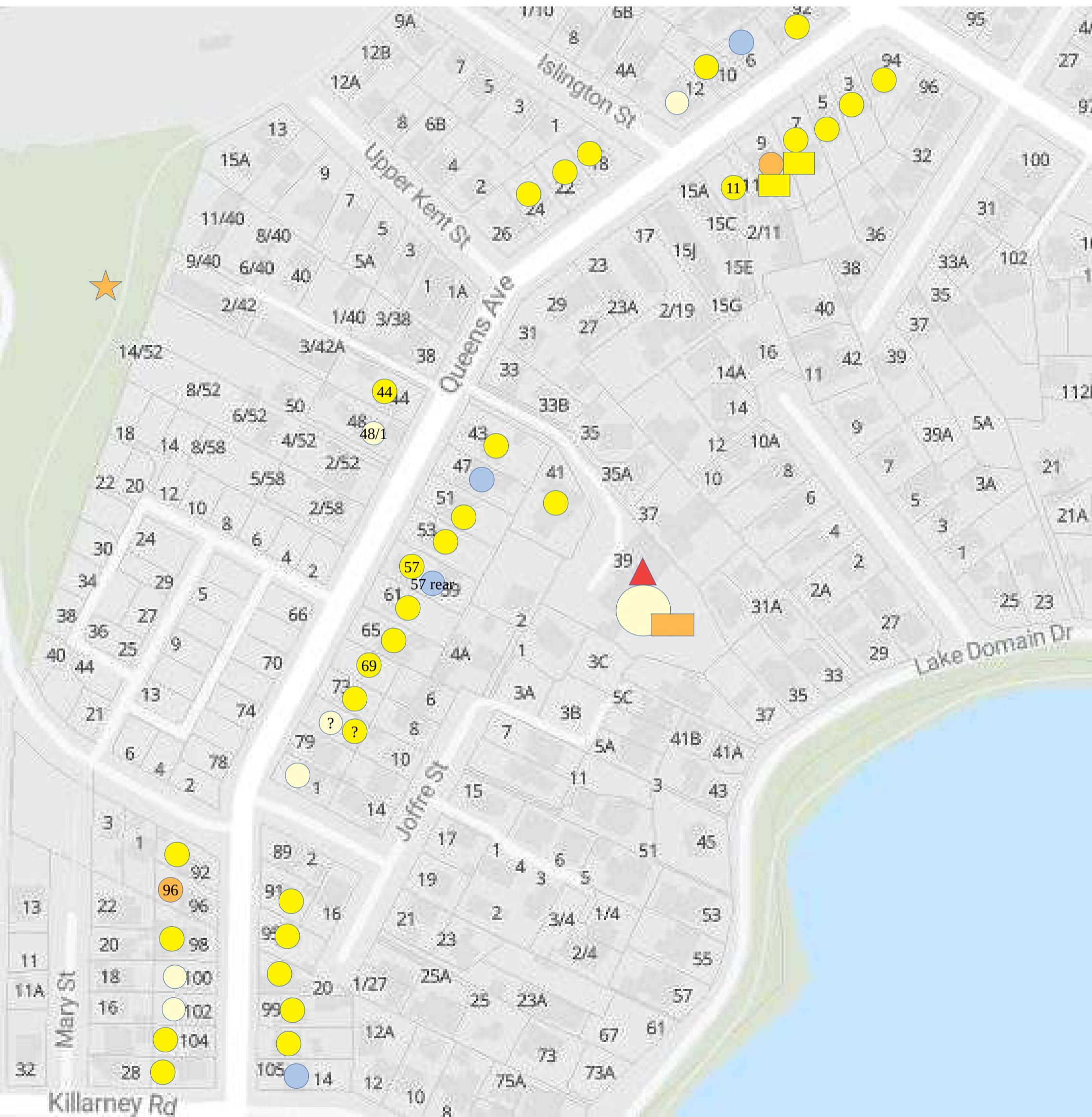
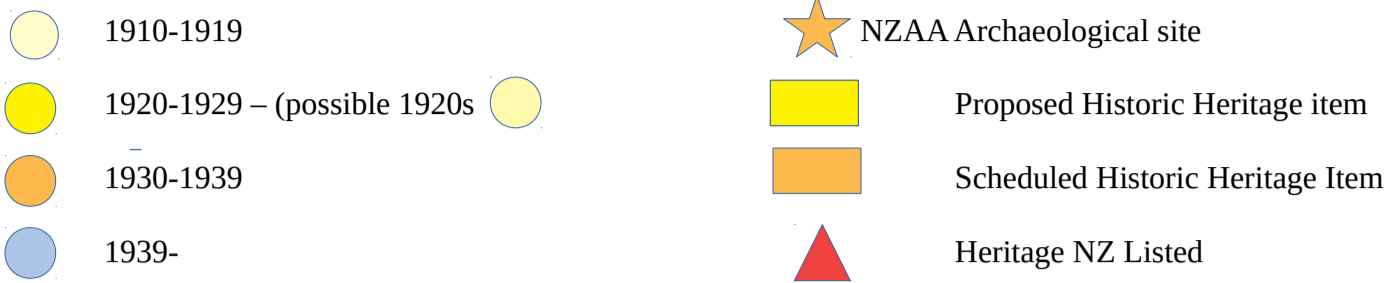


1965 map

UW_HMWR_019.tif.jpg



Queens Avenue Area mapping of dates of houses (preliminary)



From : <https://www.propertyvalue.co.nz/waikato/hamilton-city/frankton-3204/queens-avenue> and HB Building Permit File (subject to checking)



Lake Road end block



Middle Block



Block at south end near Killarney Road

Building/ Site Name: Jolly House/ also known as 'Chateau Windmere'

Address: 39 Queens Ave, Hamilton

District Plan Reference: H24, Map 44B, Category A

Legal Description: Lots 1,2,3 & 5 DPS 8264

Zone: General Residential Zone

Registered NZHPT: Category II, Register No. 5300

Date of Construction: 1908-1910

Designer/ Builder: Frank Jolly, designer, Stanley Pratt, builder

Current use/Building type: House

Visible materials: Plastered concrete walls, terracotta tiled roof

HISTORIC SUMMARY

The Jolly House was built in 1908-1910 for Frank Jolly and is of significance for its association with the Jolly family who were instrumental in the development of Frankton in Hamilton. The house was designed by Frank Jolly and built by Stanley Pratt in Edwardian classical style on an elevated site above Lake Rotorua in Hamilton.

Francis (Frank) Bertrand Jolly was the eldest son of Thomas Jolly (1837-1894), a prominent early landowner in Hamilton. 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.ⁱ 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.ⁱⁱ 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.ⁱⁱⁱ 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.^{iv} 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.^v

Frank Jolly was born in Canada on January 26 1865 and lived in Hamilton for most of his life. He was educated at Hamilton West School before joining his father on the family farm. He was a farmer and landowner and was actively involved in the local politics of the growing Frankton community. He married Elizabeth Emily Biggs, a teacher on 17 April 1895.^{vi}

He was a member of the Frankton Town Board from January 1908 to May 1913 and again from May 1916 to March 1917. He was chairman from January 1908 to October 1912. He served as the Mayor of Frankton Borough from May 1913 to May 1915 and from May 1916 to May 1917. He was a member of the Hamilton Borough Council from April 1917 to May 1917.^{vii}

In his capacity as Frankton's first Town Board Chairman and Mayor, Frank Jolly succeeded in expanding the economic potential of the growing settlement and rapid population growth was accompanied by social and commercial development. As well as selling land for commercial and residential development he donated land for St Georges Church, a public library and to the Plunket Society, in which his wife Elizabeth was very involved. He was an active member of the Waikato Rugby Club and the South Auckland Racing Club and represented Hamilton

and Waikato in football and rode his own horses at several race meetings. He was a long-time member of St George's Church vestry.^{viii}

The house, Windermere, at 39 Queens Ave was designed by Frank Jolly with the same plan and name as the family home in Bath, England and built as his family home in 1908-10. The house initially stood alone on an elevated site above Lake Rotorua in Hamilton.^{ix} By 1913 two other houses had been built nearby for Frank Jolly's younger brother Thomas and for his two sisters. His brother's house was located on the west side of the ridge and was later moved to Gordonton. A large wooden home for his sisters was situated on the northern slope.^x

Prior to the 1940s the Jolly House was surrounded by several acres of land, providing a 'rural' setting that included an orchard on the northerly slopes, grazing fields for horses and dairy stock as well as a large croquet lawn on the east side of the house. After the death of his wife, Elizabeth, in September 1930, Frank Jolly remained at Windermere with his eldest daughter Frances. He died in Auckland on 18 February 1943, survived by four daughters and a son.^{xi} Following Frank's death the property passed to Frank's eldest daughter Frances. She continued to live in the house, converting it into three units and selling a substantial portion of the property. In 1965 the house was purchased by Robert Chandler, a Hamilton entrepreneur, who returned the house to a single dwelling. Considerable alterations were made to the exterior and interior in 1981. Ownership of the property has changed a number of times.^{xii}

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.*

The Jolly House is of great significance for its association with Frank Jolly and his family. Frank Jolly was a farmer, landowner and businessman who was instrumental in the development of Frankton and was involved in local political affairs serving as chairman of the Frankton Town Board and later as Mayor. He was involved with the Waikato Rugby Club and South Auckland Racing Club as well as being a long serving member of the St Georges church vestry.

ii) Historic Pattern: *The Historic Place is associated with broad patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.*

Construction of the substantial house in 1908-10 on a large landholding reflects patterns of land ownership by Hamilton's wealthy families in the early twentieth century.

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 and or the nation; The Historic Place is associated with a significant activity, reflected in its design, function or type. The Historic Place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, massing, scale, proportions materials, ornamentation, period, craftsmanship, or other design element.*

The Jolly House is a substantial dwelling designed in Edwardian Italianate style. The house has a double hipped roof with wide eaves and is constructed in plastered concrete with quoins at the corners and framing window openings. The main elevation overlooking Lake Rotorua is symmetrically arranged with a central pedimented portico at the upper floor above the projecting balcony with open balusters. Doric columns support the portico and balcony. The front entrance on the north-east side features a double height portico with open balcony at the upper floor above an arched entrance, with small loggia to either side. A single level room at the south west corner with a balustraded parapet contributes to the picturesque composition of this elevation. The house has three prominent chimneys. Additions to the north east side of the house incorporate a swimming pool.

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.*

The house was designed by Frank Jolly and built by Stanley Pratt.

iii) Rarity: *The Historic Place or elements of it are unique, uncommon or rare at a local, district or national level, or in relation to particular historic themes. (Not applicable)*

iv) Integrity: *The Historic Place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.*

The house retains significant features from the time of its construction. Additions have been made to the north east side.

c) Context or Group Values

i) The physical and visual character of the site or setting of the Historic Place is of importance to the value of the place;

The house remains on its original site, however the extent of the setting surrounding the house has been progressively reduced as subdivision and surrounding residential development has occurred.

ii) The Historic Place is an important visual landmark or feature,

The Jolly House is clearly visible from Hamilton Domain and the edge of Lake Rotorua. The substantial house is a striking feature when looking up towards Queens Ave.

iii) The Historic Place makes an important contribution to the continuity or character of the street, neighbourhood, area or landscape.

The house is set in an urban landscape of houses on a low hill on the western shore of Lake Rotorua. The houses range in age and style reflecting progressive development as properties have been subdivided.

iv) 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 and group/landscape or extend its significance,



Aerial photo 2012, Hamilton City Council

d) Technological Qualities: The Historic Place is representative of innovative or important methods of construction, 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.

The house is described as being constructed with 10 inch concrete walls.^{xiii} Built in 1908-10 it may be an early example in Hamilton of the use of concrete construction for a residence.

e) Archaeological Qualities:

i The potential of the Historic Place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.

ii The potential of the Historic Place to provide evidence to address archaeological research questions.

iii The Historic Place is registered by the New Zealand Historic Places Trust 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 Historic Places Act 1993.

(Not assessed as part of this evaluation).

f) Cultural Qualities:

The Historic Place is important as a focus of cultural sentiment; The Historic Place 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 Historic Place can potentially increase understanding of past lifestyles or events.

The Jolly House is recognised as significant by its inclusion in the Schedule of Heritage Items Appendix 2.3-II in the Hamilton District Plan and by its registration by the New Zealand Historic Places Trust.

g) Scientific Qualities:

The potential for the Historic Place to contribute information about an 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 place has potential to add to an understanding of Hamilton's history through the provision of interpretive information.

Summary of assessed significance and management category

The place is scheduled in Category A. The place is considered to be of highly significant heritage value locally and has outstanding or high significance in relation to the following criteria:

a) Historic Qualities; High, b) Physical/Aesthetic / Architectural Qualities; High, c) Context or Group Values; moderate, d) Technological Qualities; moderate,

Form prepared 2012 Revision 30 08 2012

Research information provided by the New Zealand Historic Places Trust is gratefully acknowledged. Form compiled Matthews & Matthews Architects Ltd.

Sources for information:

- ⁱ DI 1W.84. See also SO 380, sheet 3, LINZ records
- ⁱⁱ Laura Kellaway, Frankton Junction and the Railway House (B Arch. Thesis, Auckland University, 1988), pp. 2-15.
- ⁱⁱⁱ NZ Map 4307, Sir George Grey Special Collections, Auckland Libraries
- ^{iv} Joan C. Stanley, 'Jolly, Francis Bertrand - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10
URL: <http://www.TeAra.govt.nz/en/biographies/3j8/1>, viewed January 2012
- ^v Ibid.
- ^{vi} Ibid.
- ^{vii} Ibid.
- ^{viii} Ibid.
- ^{ix} Ibid.
- ^x New Zealand Historic Places Trust, Buildings Classification Committee Report, March 1989.p6.
- ^{xi} Joan C. Stanley, 'Jolly, Francis Bertrand - Biography', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 1-Sep-10
URL: <http://www.TeAra.govt.nz/en/biographies/3j8/1>, viewed January 2012
- ^{xii} New Zealand Historic Places Trust, Buildings Classification Committee Report, March 1989,pp. 7
- ^{xiii} New Zealand Historic Places Trust, Buildings Classification Committee Report, March 1989,pp. 2.

Jolly House (Chateau Windemere)

39 Queen's Avenue, Frankton, Hamilton



Jolly House. Jan. 1989. From: NZHPT Northern Region Field Record Forms.
Copyright: NZ Historic Places Trust.

List Entry Information

List Entry Status

Listed

List Entry Type

Historic Place Category 2

List Number

5300

Date Entered

13th December 1990



Location

City/District Council

Hamilton City

Region

Waikato Region

Legal description

Lots 1,2,3,5 DPS 8264

| Links

Current use

Accommodation - House

Former use

Accommodation - House

| Additional information

Please note that entry on the New Zealand Heritage List/Rarangi Korero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

Hamilton City Council Heritage Inventory Assessment Form Draft

7 Queens Avenue

Frankton, Hamilton



Figure 1: The building at 7 Queens Avenue.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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

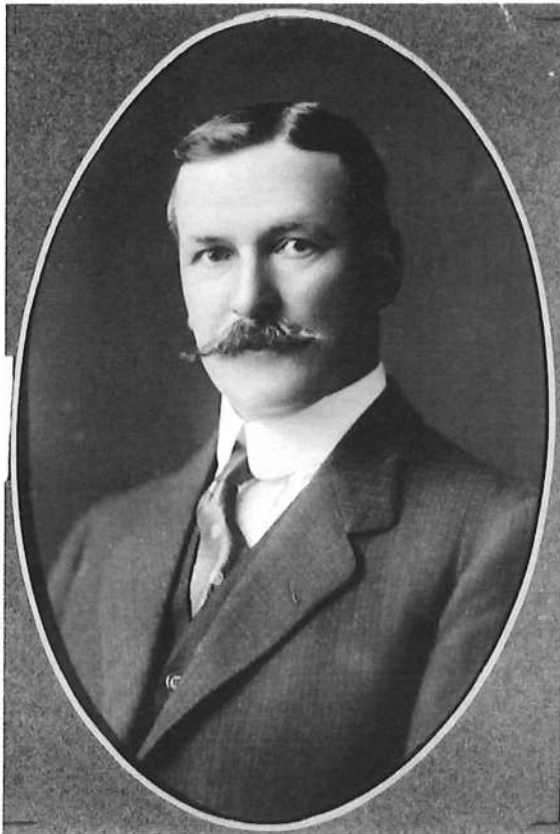


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives



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

Source: ATL



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

Source: HCC Archives

The earliest record for the land that would come to encompass the property at 7 Queens Avenue is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Allotment 369 - in the Frankton area. By 1891, Jolly had merged several Allotments that he owned into one large estate, and began subdividing this estate into smaller sections (SA61/79).

In 1896, ownership of the estate passed to Jolly's wife – Mary Ridout Jolly – after Jolly's death (SA61/79). During the following decade, Mary Jolly continued to subdivide this land and sell off

individual lots one by one.⁴ In 1906, Mary commissioned a survey plan to create new lots between the railway line and Hamilton Lake, south of Lake Road (DP 3493, Figure 6). The Jolly family retained Lot 2 of this subdivision; and commissioned a new survey of part of Lot 2, on the corner of Lake Road and what had, by then, become Queens Avenue, in 1915 (DP 10652, Figure 7).

After Mary's death, this group of properties passed to her daughter, Edith Jolly (SA266/278). In 1916, part of Lot 1 DP 10625, fronting onto Queens Avenue, was sold to Arthur Garfield Black, insurance inspector (SA257/41). Black immediately took out a mortgage, and held the property until 1920, when it was sold to George Henry Streiff.



Figure 6: 1906 survey plan undertaken for Mary Jolly, showing the subdivision of the estate. Lot 2, which would eventually include 7 Queens Avenue, is indicated.
Source: LINZ, DP 3493

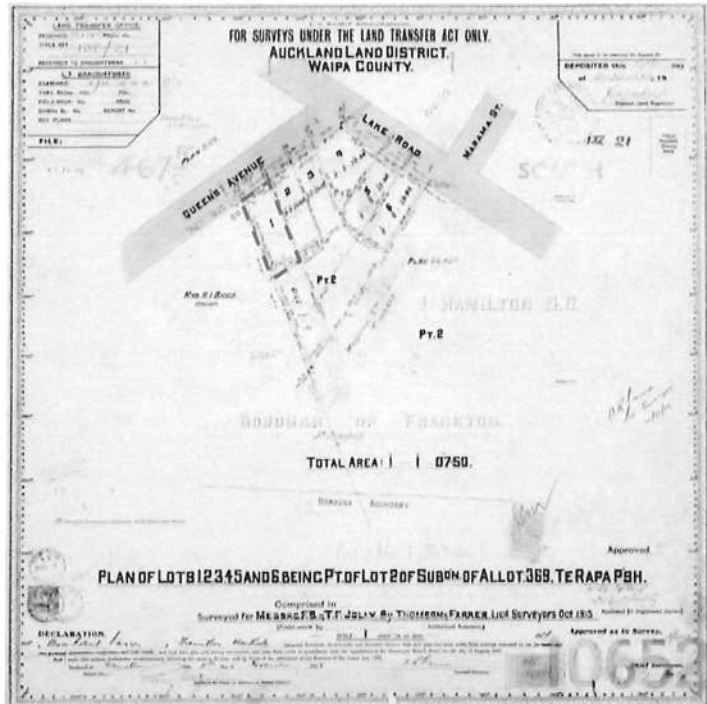


Figure 7: 1915 survey plan undertaken for Jolly, showing the subdivision of the estate. Pt. Lot 1, which would become 7 Queens Avenue, is indicated.
Source: LINZ, DP 10652

Streiff owned the property for a matter of months before it was transferred to Ruth Young, wife of Henry Acton Young. The property was transferred to Kathleen Elizabeth Marton, wife of James Archibald Marton, in 1922. Marton took out a mortgage, with the mortgagee being named as Ruth Young. The property was then transferred to Marguerite Thomas, wife of Malcolm James Thomas, in 1923. Thomas also took out a mortgage, with the mortgagee being named as Elizabeth Marton. This unusual set of circumstances is unexplained. Marguerite Thomas took out a further three mortgages against the property in 1924, and varied the terms of the mortgage in 1930, before selling to Aubert Henry Fennell Marton in 1946.

Considering the Certificates of Title, survey plans, and the extant building, it is likely that the dwelling was constructed between 1916 when Black purchased the property, and 1920 when it was sold to Streiff. However, it is also possible that it was not built until 1924 when three mortgages were taken out against the property by Marguerite Thomas. Despite its unusual

⁴ Waikato Times, 23 April 1878

appearance, which is almost commercial or civic in nature, historic newspaper articles advertising a house swap in the 1940s confirms that the structure is in fact a residential dwelling.⁵



Figure 8: The dwelling at 7 Queens Avenue, as viewed from the street.



Figure 9: Aerial of 7 Queens Avenue.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the southeastern side of Queens Avenue in the suburb of Frankton. The surrounding area is entirely residential. The building is visible from the street, though fencing to the perimeter of the property means that this visibility is limited.

2.2 Property Details

Legal Description: Part Lot 1 DP 10652

Parcel ID: 7239821

Current Certificate of Title (CT): SA257/41

2.3 Existing Listing/Scheduling Status

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

2.4 Description of Building or Structures

The building at 7 Queens Avenue, built c.1916-1924, is constructed in an almost commercial style, and has strong similarities to the bungalow.

⁵ Waihi Daily Telegraph, Volume XXXII, Issue 5262, 4 October 1946, Page 3

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. The dwelling at 7 Queens Avenue appears to have been more influenced by the English and Australian bungalows in its appearance and use of materials.

Typical characteristics of the bungalow 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 rafter-ends in the eaves. Bungalows are typically of timber-frame construction (though various other materials are often used), with timber frame joinery, and brick chimneys. The dwelling at 7 Queens Avenue is different in that it has a symmetrical frontage and is constructed in brick. The large capped and rendered pillars that frame the edges of the building and the recessed entrance porch, which feature embedded globes rising above the roofline, are also a highly unusual feature that is not typical of the bungalow style. However, the deep entrance porch, multipaned windows, and deep eaves with exposed rafters are all typical of the bungalow style.

3. Evaluation

3.1 Assessment Criteria

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

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

a. Historic Qualities	
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: Low</p> <p>Explanation: The place is associated with locally known personalities of the late 19th and early 20th century. However, these associations are distant (in the case of the Jolly family) or are not considered to be of historic significance.</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 centuries.</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 extremely unusual interpretation of the bungalow style. The form, scale, and appearance of the building, which is almost commercial, are highly distinctive. The combination of exposed brickwork and rendered pillars, with their unusual ornamentation, are particularly special attributes that are not found on other buildings of this period in wider Hamilton.</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: The architect and builder of the dwelling are unknown. However, given the style of the building, it is likely that an architect was involved.</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 unusual interpretation of the bungalow style.</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 an unusual example of its type, and without historic images or original drawings, the authenticity of the place is unknown.</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 7 Queens Avenue has not been subdivided since the dwelling was constructed. The position of the dwelling, raised above the street, adds further grandeur to the composition of the building itself, and moderately 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: The place has some landmark value. It is a distinctive building that is visible from the street and is likely somewhat recognised by the local community.</p>
<p>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</p>	<p>Level of Significance: Moderate</p> <p>Explanation: 7 Queens Avenue has moderate continuity value for its contribution to the character of the street and wider area, having stood for approximately 100 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: 7 Queens Avenue has some group value as one of several early 20th century residences constructed in this part of Frankton.</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 dwelling at 7 Queens Avenue has low technological value. Although the appearance of the building is unusual, the materials and methods of construction used were typical of the time period.</p>
--	--

particular construction technique or has potential to contribute information about technological or engineering history.	
--	--

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 7 Queens Avenue was 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>
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: Low</p> <p>Explanation: Occupied for approximately 100 years, 7 Queens Avenue makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.</p>
---	--

g. Scientific Qualities

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

Level of Significance: Low

Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 7 Queens Avenue 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

CT SA16/108 (1872)
CT SA61/79 (1891)
CT SA132/21 (1906)
CT SA257/41 (1916)
DP 3493 (1906)
DP 10652 (1915)

Hamilton City Council Heritage Inventory Assessment Form Draft

9 Queens Avenue

Frankton, Hamilton



Figure 1: The building at 9 Queens Avenue.

1. Historical Summary

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

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

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

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

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

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

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

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

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

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

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

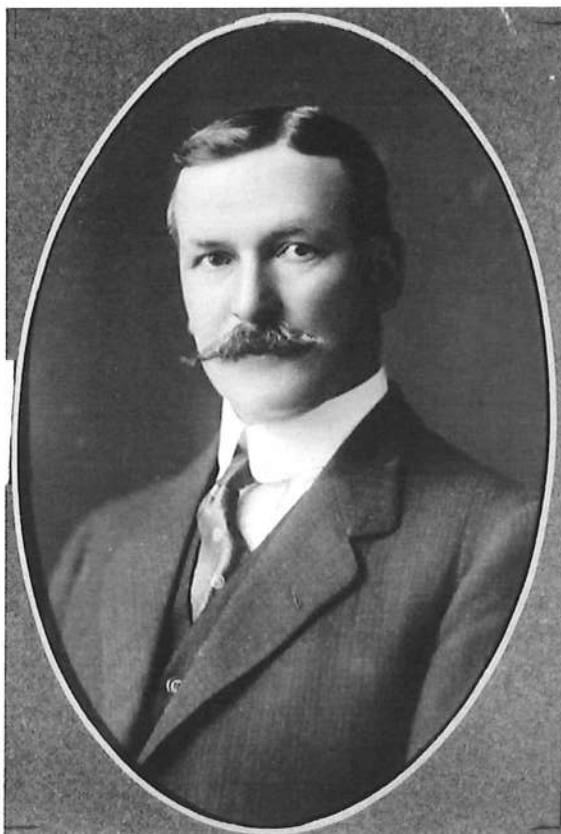


Figure 2: Thomas Jolly, early landowner in the area, 1919.

Source: HCC Archives



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

Source: HCC Archives



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

Source: ATL



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

Source: HCC Archives

The earliest record for the land that would come to encompass the property at 9 Queens Avenue is an 1872 Crown Grant which gives Thomas Jolly (Figure 2) as the owner of a large estate – Allotment 369 – in the Frankton area. By 1891, Jolly had merged several Allotments that he owned into one large estate, and began subdividing this estate into smaller sections (SA61/79).

In 1896, ownership of the estate passed to Jolly's wife – Mary Ridout Jolly – after Jolly's death (SA61/79). During the following decade, Mary Jolly continued to subdivide this land and sell off

individual lots one by one.⁴ In 1906, Mary commissioned a survey plan to create new lots between the railway line and Hamilton Lake, south of Lake Road (DP 3493, Figure 6). In the same year, Lot 3 of this new subdivision was sold to Henry Biggs, surveyor (SSA134/13).

By 1915, the property passed to Bigg's wife, Kate Radcliffe Biggs (nee Jolly), who continued to subdivide the property over the next few years (SA232/285). In 1917, Kate Biggs commissioned a formal survey plan and established individual lots which fronted onto the newly formed Queens Avenue (DP 11570, Figure 7).



Figure 6: 1906 survey plan undertaken for Jolly, showing the subdivision of the estate. Lot 3, which would eventually include 9 Queens Avenue, is indicated.
Source: LINZ, DP 3493

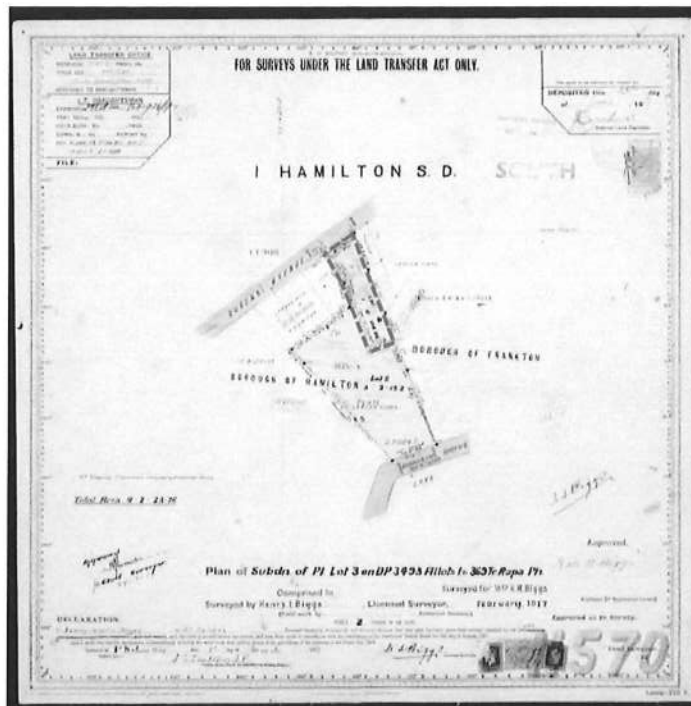


Figure 7: 1917 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 4, which would eventually become 9 Queens Avenue, is indicated.
Source: LINZ, DP 11570

The site was further subdivided in 1921 (DP 15733, Figure 8) to allow for both an adjacent property, and a rear property. In 1927, Biggs sold Lot 2 of this subdivision, fronting onto Queens Avenue, to Ethel Mary Prenton, wife of John Prenton, Frankton Junction accountant, (SA467/45). In 1924 the site was subdivided once more, when the current boundaries of 9 Queen Street were defined (DP 20616, Figure 9).

⁴ Waikato Times, 23 April 1878



Figure 8: 1921 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 2, which would eventually include 9 Queens Avenue, is indicated.
Source: LINZ, DP 15733

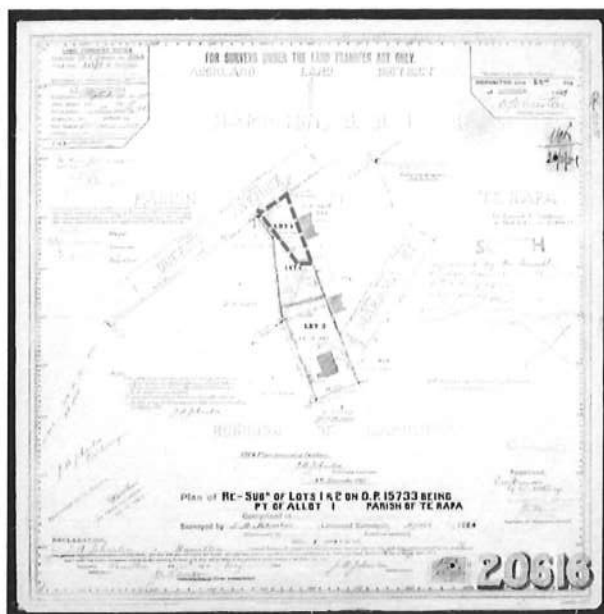


Figure 9: 1924 survey plan undertaken for Biggs, showing the subdivision of the estate. Lot 1, which would eventually become 9 Queens Avenue, is indicated.
Source: LINZ, DP 11570

In 1927, the Prentons transferred Lot 1 DP 20616 to Richard Kenneth Cowles, engineer, and a new Certificate of Title was created (SA467/46). The property was owned by Cowles until his death in 1944. 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 dwelling was constructed between 1924 when the latest survey plan was created and 1927 when it was sold to Cowles.



Figure 10: The dwelling at 9 Queens Avenue, as viewed from the street.



Figure 11: Aerial of 9 Queens Avenue.
Source: HCC Aerials

2. Physical Description

2.1 Setting - Site Description

The building is located on the southeastern side of Queens Avenue in the suburb of Frankton. The surrounding area is entirely residential. The building is easily visible from the street, being

positioned on a slight rise. A garage has been constructed in the west corner along the street edge at some point in time.

2.2 Property Details

Legal Description: Lot 1 DP 20616

Parcel ID: 4333258

Current Certificate of Title (CT): SA467/46

2.3 Existing Listing/Scheduling Status

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

2.4 Description of Building or Structures

The building at 9 Queens Avenue was constructed c.1924-1927 in the bungalow style.

The bungalow first appeared in New Zealand around the time of WWI and was at its most popular in the 1920s. There is some dispute regarding the actual origins of the bungalow design in New Zealand. Some claim that the New Zealand's bungalow-style housing was directly inspired by bungalows from the west coast of the United States, particularly California (hence the name 'Californian bungalow') whereas others believe that New Zealand's bungalow history is older than that of America and that our bungalow style was derived from 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 which features a curving bay window to one side. The traditional bungalow typically has an entrance porch or verandah to the street facing elevation, and – most prominently – almost always has exposed rafters in the eaves. Windows were typically a combination of casement sashes and fanlights, with the use of leadlighting being popular. Bay windows typically had independent roofs. Gable-ends often featured shingled or weatherboarded sections finished in a bellcast with rectangular brackets.



Figure 12: 'Typical' bungalows.
Source: Various

The single-storeyed dwelling at 9 Queens Avenue has almost all of these typical features. The roof has a low-slung gabled form with weatherboard feature and rectangular brackets, and exposed rafter ends to the eaves. There is a deep porch with simple columns and solid fretwork that is accessed from the house, while the main entrance is in a smaller porch on the side. Windows are typically casement-and-fanlight, featuring leaded glass, with box-bay windows under independent roofs also featuring exposed rafters. A semi-circular feature window is positioned adjacent to the porch. The brick chimney has a stucco finish and a flat projecting cap, and the baseboards are vertical with a slight flare, also typical of the bungalow.

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: The place is associated with locally known personalities of the late 19th and early 20th century. However, these associations are distant (in the case of the Jolly family) or are not considered to be of historic significance.</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 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.</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 a good example of the bungalow style, which represents a significant period of development locally and nationally, becoming the most popular residential style after WWI. While there is nothing particularly distinctive about 9 Queens Avenue, it is well executed and relatively unmodified.</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: Unknown</p> <p>Explanation: The architect and builder of the dwelling are unknown.</p>

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: Low</p> <p>Explanation: The place has some rarity value as a good example of a bungalow which was common from c.1910s to 1930s, and of which there are still many good examples.</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 integrity and seems to have retained most of its significant features from the time of 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: Moderate</p> <p>Explanation: The section at 9 Queens Avenue is assumed not to have been divided since 1924, (likely) prior to construction of the dwelling. The position of the house raised above the street level gives it prominence which moderately extends its significance.</p>
ii. Landmark: The historic place is an important visual landmark or feature.	<p>Level of Significance: Low</p> <p>Explanation: The place has moderate 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>Level of Significance: Moderate</p> <p>Explanation: 9 Queens Avenue has moderate continuity value for its contribution to the character of the street and wider area, having stood for approximately 100 years.</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: 9 Queens Avenue has some group value as one of several early 20th century residences constructed in this part of Frankton.</p>

d. Technological Qualities

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

Level of Significance: Low

Explanation: The dwelling at 9 Queen Street has low technological value for its design and use of materials which were standard for the time period.

e. Archaeological Qualities

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

Level of Significance: Unknown

Explanation: Although the building at 97 Queens Avenue was 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.

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

Level of Significance: None

Explanation: The place is not listed with HNZPT.

f. Cultural Qualities

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

Level of Significance: Low

Explanation: Occupied for approximately 100 years, 9 Queens Avenue makes a contribution to the local historical continuity and sense of place in this part of Hamilton. It is likely to have significance to the people who have occupied it and their descendants, conferring some cultural value.

capacity of the place can potentially increase understanding of past lifestyles or events.	
--	--

g. Scientific Qualities

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

Level of Significance: Low

Explanation: The place has some potential to contribute to information through documentary records associated with the place as well as physical and archaeological investigations.

3.2 Assessed Significance

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

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	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 9 Queens Avenue 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 SA16/108 (1872)
CT SA61/79 (1891)
CT SA131/181 (1905)
CT SA134/13 (1906)
CT SA232/285 (1915)
CT SA268/71 (1917)
CT SA467/45 (1927)
CT SA467/46 (1927)
DP 3493 (1906)
DP 11570 (1917)
DP 15733 (1921)
DP 20616 (1924)