

LAWRY SETTLEMENT WORKERS' HOUSING AREA

2 – 7 Ramsgate Street, 8 – 42 Findlay Street, 1A – 22 Hewson Street and 1 – 5 Cawley Street, Ellerslie



Figure 1: 11 and 9 Hewson Street, Ellerslie. (Auckland Council, March 2022)

INTRODUCTION

Purpose

This evaluation assesses the historic heritage values of the Lawry Settlement Workers' Housing area. The purpose of the evaluation is to assess the area against the Auckland Unitary Plan (Operative in Part) (AUP) and recommend, based on its known heritage values, whether the area meets the threshold for inclusion in Schedule 14.1 Schedule of Historic Heritage of the AUP.

The Regional Policy Statement section of the AUP identifies the criteria and thresholds for historic heritage places and areas. The evaluation criteria are historical, social, Mana Whenua, knowledge, technology, physical attributes, aesthetic, and context¹. The thresholds are included in Policy B5.2.2(3), which states that places or areas may be included in the schedule if:

¹ Unitary Plan B5.2.2(1)

- (a) *the place has considerable or outstanding value in relation to one or more of the evaluation criteria in Policy B5.2.2 (1); and*
- (b) *the place has considerable or outstanding overall significance to the locality or greater geographic area.*

Policy B52.2(4) describes the categories of historic heritage places. Historic heritage areas are:

(d) groupings of interrelated but not necessarily contiguous historic heritage places or features that collectively meet the criteria for inclusion in Schedule 14.1 Schedule of Historic Heritage in Category A or B and may include both contributing and non-contributing places or features, places individually scheduled as Category A or B, and notable trees.

Background & constraints

Information on the history of the area and a physical description are sourced from Auckland Council Heritage Unit's property files and any other sources as noted. The information in the files is not exhaustive and additional research may yield new information about the place.

This evaluation does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This evaluation does not include a structural evaluation or condition report.

A site visit was conducted on 8 March 2022 to review the values of the area from the public realm.

IDENTIFICATION

Site address(es) and/or location	2, 3, 4, 5, 6, 7 Ramsgate Street; 8, 8A, 10, 12, 14, 15, 16, 17, 18, 18A, 19, 20, 21, 21A, 22, 23, 23A, 24, 25, 25A, 26, 27, 27A, 1/28, 2/28, 3/28 4/28, 29A, 29B, 30, 30A, 31, 32, 32A, 33, 34, 1/34, 2/34, 35, 36, 36A, 37, 38, 1/38, 39, 40, 41, 42 Findlay Street; 1, 1/1A, 2/1A, 1B, 2, 3, 3A, 4, 5, 5A, 6, 6A, 7, 8, 8A, 1/9, 2/9, 10, 10B, 11, 12, 12A, 14A, 14B, 16, 18, 18A, 20A, 20B, 22 Hewson Street and 1, 1A, 3, 5 Cawley Street, Ellerslie.
Legal description(s)	Lot 2 DP 335953; Lot 3 DP 335953; Lot 1 DP 335953; Lot 26 DP 14479; SEC 27 Settlement LAWRY; SEC 28 Settlement LAWRY; DP 24201; ALLOT 29 Settlement LAWRY; SEC 32 Settlement LAWRY; SEC 31 Settlement LAWRY; Lot 1 DP 59534; Lot 2 DP 59534; SEC 31A Settlement LAWRY; Lot 1 DP 69479; SEC 34 Settlement LAWRY; SEC 35 Settlement LAWRY; Lot 1 DP 177803; Lot 2 DP 177803; Lot 2 DP 373415; Lot 1 DP 316187; Lot 2 DP 316187; SEC 39 Settlement LAWRY; DP 24201; SEC 40 Settlement LAWRY; Lot 1 DP 58427; Lot 1 DP 63800; Lot 2 DP 63800; Lot 3 DP 63800; Lot 1 DP 177521; Lot 2 DP 177521; Lot 53 DP 14479; Lot 1 DP 203321; Lot 2 DP 203321; SEC 57 Settlement LAWRY; Lot 1 DP 143136; BLK XVI DP 24201; SEC 59 Settlement LAWRY; DP 24201; PT SEC 60 Settlement LAWRY; PT SEC 60 Settlement LAWRY; SEC 58 Settlement LAWRY; Lot 2 DP 327089; Lot 3 DP

	58449; Lot 2 DP 58449; Lot 1 DP 58449; SEC 50 Settlement LAWRY; SEC 48 Settlement LAWRY; SEC 61 Settlement LAWRY; Lot 1 DP 461344; Lot 2 DP 461344; SEC 63 Settlement LAWRY; Lot 1 DP 488346; Lot 2 DP 488346; Lot 1 DP 211553; Lot 2 DP 211553; SEC 66 Settlement LAWRY; Lot 1 DP 182389; Lot 2 DP 182389; Lot 1 DP 170121; Lot 2 DP 170121; SEC 69 Settlement LAWRY; PT SEC 70 Settlement LAWRY; DP 14479; PT SECT 70 SETT LAWRY; SEC 73 Settlement LAWRY (vacant); SEC 72 Settlement LAWRY (vacant); road reserve.
AUP zone	Residential: Single House Open Space - Community Zone
AUP overlays	Special Character Areas Overlay: Residential Isthmus A Historic Heritage Overlay (15 Findlay Street, AUP ID 01653; 23 Findlay Street, AUP ID 01654; 32 Findlay Street, AUP ID 01655; 36 Findlay Street, AUP ID 01656) Regionally Significant Volcanic Viewshafts Overlay Contours Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay: Mt Wellington High-Use Aquifer Management Areas Overlay: Onehunga Volcanic Aquifer Quality-Sensitive Aquifer Management Areas Overlay: Onehunga Volcanic Aquifer Airspace Restriction Designations: Auckland International Airport Ltd Designations: Auckland Council Community Facility
New Zealand Heritage List / Rārangi Kōrero details	NA
Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)	NA
Cultural Heritage Inventory (CHI) reference(s)	3138, 3139, 3140, 3141, 18893, 21988.

New Zealand Archaeological Association (NZAA) site record number(s)	NA
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Location



Figure 2: Lawry Settlement Workers' Housing Area, Ellerslie (Auckland Council Geomaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Area history (Information on individual properties is included in Appendix 1)

Historical summary prepared by Beth Maynard, heritage researcher

The Lawry Settlement was established under the Liberal Government's Worker's Dwellings Act of 1905 and represents some of the oldest state housing in New Zealand. At approximately 73 houses built, it was the largest planned settlement of its type in New Zealand. The area is by far the largest extant group of state houses from this time period in Auckland with 38 houses remaining on the eastern side of the settlement.

The Worker's Dwelling Act of 1905 was passed by the Liberal Government as a response to the perception of a growing housing crisis in New Zealand, with a particular moralistic emphasis on the supposed

unhealthfulness and unsuitability of urban housing for the country's working classes.² The act made New Zealand the first nation in the Western world to provide public housing for its citizens.³ As a 1906 report at the inception of the scheme stated;

"Looking at the crowded state of our cities, surely no more burning question can be more fully discussed than that of the better housing of the worker"⁴

The Act empowered the government to build houses on Crown Land, which would be leased to workers below a certain income threshold at fixed rates for a period of fifty years.⁵ Houses were originally to be built for £300, increased to £350 for wooden houses and £400 for those in brick or concrete in later readings of the bill.⁶ The 1910 Workers' Dwellings Act amended this limit so workers' dwellings could not be worth more than £600, including land value.⁷ Workers had the option to buy freehold through their rent payments.⁸ The Act was refined to make freehold purchase easier in 1910.

Land and layout

Lawry Settlement land was acquired by the Land Purchase Board in 1906 through an exchange with the Auckland Agricultural and Pastoral Association. A larger parcel of land in Ōtāhuhu owned by the Crown was exchanged for the Lawry Settlement site in Ellerslie, which had the benefit of being directly adjacent to the Ellerslie train station.⁹ The earliest survey of the whole Lawry Settlement dates to 1907 which shows the settlement spanning the Auckland-Rotorua Railway/North Island Main Trunk Railway, dividing the settlement into western and eastern sides.¹⁰ Land was subdivided into approximately quarter-acre plots, and streets were laid out in a simple grid pattern.¹¹ There are some irregular lots evident where boundaries are restricted, such as by roading or train lines.

The settlement was named for the Liberal Member of Parliament for Parnell, Francis (Frank) Lawry. Other streets were named after Liberal Party politicians, including Seddon (now Sultan), Ward (now Sultan), Findlay, and Pitt (now Ramsgate) Streets.¹²

Construction

Houses in the settlement were built in successive waves, with construction commencing in 1906.

A set of 20 houses were constructed on Sultan and Kalmia Streets on the western side of the railway line, beginning in 1906, but all have since been demolished. These houses were built to the design of local architect Gerald E. Jones.¹³ The houses were finished and applications for tenancy opened on the 22nd October 1906.¹⁴ The rents for these first houses were 12s 6d.¹⁵ A further four houses, "completing the block"

² Appendices to the Journals of the House of Representatives (AJHR), 1906, H-11B, p.2.

³ Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 11 April 2022)

⁴ AJHR, 1906, H-11B, p.2.

⁵ Workers' Dwelling Act 1905

⁶ *Ashburton Guardian*, 21st December 1905, p.2. <https://paperspast.natlib.govt.nz/newspapers/AG19051221.2.11.3>

⁷ Workers' Dwelling Act 1910

⁸ Workers' Dwelling Act 1910

⁹ AJHR, 1906, H-11B, p.1.

¹⁰ SO14626

¹¹ DP 14479

¹² DP 14479, LINZ records

¹³ AJHR, 1906, H-11B, p.1.

¹⁴ AJHR, 1907, H-11B, p.2.

¹⁵ *New Zealand Herald*, 5th July 1906, p.6. <https://paperspast.natlib.govt.nz/newspapers/NZH19060705.2.66>

were erected in January 1907.¹⁶ Infrastructure, including full pumped water and sewerage, was put in place before construction, under the supervision of engineer John Boylan.¹⁷

Work on the first houses within the Lawry Settlement on the eastern side of the railway line began in late 1908. That year the *Auckland Star* noted a “dozen dwellings” under construction.¹⁸ These houses were finished by June 1909.¹⁹

No more houses were constructed in the settlement until 1911, after the 1910 revision of the Workers’ Dwelling Act. In late November 1911, a further 16 dwellings were under construction; the designs of these houses had been personally chosen by workers from a set of pre-drawn plans.²⁰ Houses on Findlay Street belong to this wave of construction.²¹ A further 10 were built with construction starting in October 1914.²² In total approximately 53 workers’ dwellings were constructed on the eastern side of the railway.

Additional land was purchased to extend the Lawry Settlement south in 1913. Surveyed and subdivided into a further 60 sections, it would have doubled the size of the settlement had these houses been built.²³ Work on this block had stalled by 1923, when the Department of Lands and Survey confirmed that the land was considered unsuitable for drainage reasons and would be better used as a quarry.²⁴

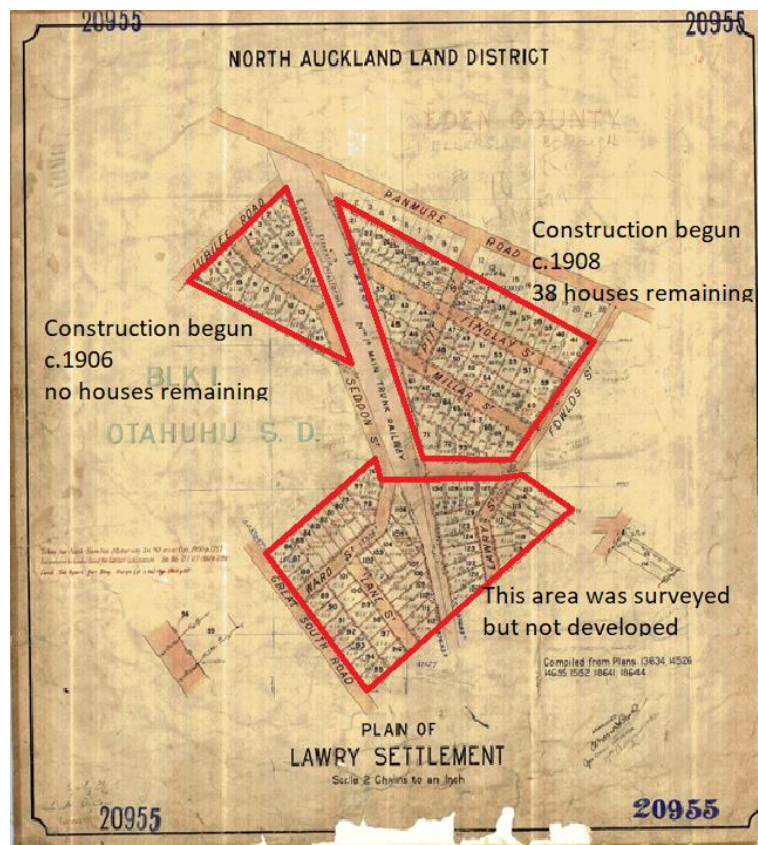


Figure 3: SO20955 (undated) annotated to show the phases of development at the Lawry Settlement.

¹⁶ *Auckland Star*, 4th January 1907, p.4. <https://paperspast.natlib.govt.nz/newspapers/AS19070104.2.44>

¹⁷ *New Zealand Herald*, 12th September 1906, p.12.

<https://paperspast.natlib.govt.nz/newspapers/NZH19060912.2.112.5>

¹⁸ *Auckland Star*, 8th October 1908, p.7. <https://paperspast.natlib.govt.nz/newspapers/AS19081008.2.79>

¹⁹ AJHR, 1910, H-11B, p.1.

²⁰ *Auckland Star*, 21st November 1911, p.8. <https://paperspast.natlib.govt.nz/newspapers/AS19111121.2.66>

²¹ ELB 002 Subdivision and Development Plans – Ellerslie 1910-1982, 5/1911-3a

²² New Zealand Parliamentary Debates, 170, 1914, p.56.

²³ DP14479

²⁴ AJHR, 1923, C-1, p.30.

Design

Extant Lawry Settlement houses were designed by Department of Labour architect Woburn Herbert Temple. Temple (c.1864-1932) was born in England and emigrated to New Zealand as a young man.²⁵ He worked as an architect for the Public Works Department in Wellington before shifting to the Department of Labour to design Worker's Dwelling Act houses, a role which gave him a relatively high profile. Temple formally superintended the first set of dwellings built in the Lawry Settlement in 1906 and in March 1907 he was appointed architect to the department and remained as supervising architect for the rest of the scheme.²⁶ He is credited for the remaining houses built under the scheme. Workers' dwellings were designed in a range of styles, with government stating from the outset of the scheme that:

*"the idea is not to have a lot of houses all of the same type, so that people may point them out as the Workers' Homes."*²⁷

Temple prepared a set of standard plans from 1908, ranging from four to six-bedroom homes, although mostly five-bedroom houses were built.²⁸ Eight different internal layouts were made available, with slight variations on external design.²⁹ House styles drew clearly from the dominant villa style of the time, although with some variation, and the Lawry Settlement had a greater diversity and range of building styles than other, privately developed, turn of the century suburbs.

From 1908 residents were invited to apply for properties before they were built, and successful applicants could choose the style of house they preferred from a selection of plans.³⁰ The 1910 act revision offered 24 house designs which was reduced to 15 designs by 1911.³¹

Temple experimented with initiatives such as materials, land to dwelling ratios and day-labour. The houses at Ellerslie embodied every possible convenience from hot-water to window-blinds and poles for clotheslines; the Lawry Settlement homes were considered ideal due to their pleasant situation, general comfort, and convenience.³² The government was vocal in advocating that workers' dwellings should be indistinguishable from other contemporary subdivisions and should include all the latest conveniences.

Houses were generously built and efforts were made to ensure that they were modern, comfortable, and attractive. A glowing report in the Auckland Star noted that:

"A feature of the houses that have been erected is the provision of the latest conveniences, especially in regard to sanitation, bathroom, lavatory-basin &c. Every available space has been made use of for cupboards, wardrobes, linen-press, and dresser, while provision has also been made for separate wash-house, coal-bunker, asphalted backyard, hot-water service, gas and fittings &c., and the comfort of the tenants has been studied by providing for fireplace in at least one bedroom, for a large living or dining room, and suitable kitchen or kitchen-scutlery combined. In every case the walls are

²⁵ *Waikato Times*, 22nd October 1932, p.6. <https://paperspast.natlib.govt.nz/newspapers/WT19321024.2.50>

²⁶ AJHR, 1907, H 11b

²⁷ *Auckland Star*, 6th March 1906, p.4. <https://paperspast.natlib.govt.nz/newspapers/AS19060306.2.39>

²⁸ AJHR, 1909, H-11B, p.2.

²⁹ Gael Ferguson, 1978, 'The Workers' Dwelling Acts and the Auckland Settlements,' Research essay for the University of Auckland, p.56.

³⁰ AJHR, 1910, H-11B, p.1.

³¹ Mike Roche, "Building Houses in New Zealand under the Workers' Dwelling Act, 1905 and Housing Act, 1919", conference paper, 2010, p.533

³² AJHR, 1909, H-11B, p.2

papered, painted, or varnished, and wherever possible the rooms all open on to passages, and do not enter one another."³³

Residents

The Lawry Settlement was home to a range of workers and their families. The Workers' Dwellings scheme was income controlled, so those who earned over £156 per annum were not eligible to apply for houses. Rents, however, were tied to the construction costs of each dwelling. The houses were not inexpensive, and rents in consequence were not either; they were 11 shillings a week with the added disadvantage of being kilometres away from the central city. This price, and thus the scheme's failure to supply housing for the more destitute urban working class, which it ostensibly was concerned with, came in for criticism:

"As in the case of the Ellerslie experiment, these houses were too expensive to let at anything like the figure which the average worker can afford, and the scheme has thus, in most cases, been a failure.

*Houses at 15/ or 16/ a week of the stamp of the Ellerslie garden-villas are beyond the reach of the poorer workers"*³⁴

The occupations of residents were noted by the Labour board. The Lawry Settlement was home to a wide cross-section of workers. Those in manual work and trades included carpenters, gardeners, bricklayers, railwaymen, painters, warehousemen, French polishers, and labourers. Professionals included schoolteachers, clerks, compositors, and shop assistants. More niche occupations stand out; early Lawry Settlement residents included an inspector of apiaries, a Deputy Registrar of Births, Deaths, and Marriages, a musician, and a train examiner.³⁵

The Workers' Dwelling Acts did not formally discriminate on gender lines. Under the Act a worker was:

*"every person, male or female, who is employed in work of any kind or in manual labour, and who at the time of his [sic] application is not in receipt of more than one hundred and fifty-six pounds per annum."*³⁶

Some women were successful applicants. Some Lawry Settlement residents were listed as widows, or as wives of men of various occupations. At least three women residents, two nurses and a dressmaker (occupations then unavailable to men) were listed as workers themselves outright.³⁷

The Lawry Settlement homes were widely understood to be generous, desirable, and pleasant, and reports linked their suburban "garden villa" character and well-thought-out infrastructure with a sense of pride and community in residents.³⁸ A reporter noted two years after the construction of the first houses that:

*"The tenants take a great interest in their homes, and have gone to a deal of trouble and some expense in improving their residences by making vegetable gardens and beautifying them with flower plots."*³⁹

Interviewed in 1915, an elderly widower in one of the Sultan/Kalmia Street houses stated that:

³³ AJHR, 1907, p.4.

³⁴ *Auckland Star*, 20th May 1911, p.4. <https://paperspast.natlib.govt.nz/newspapers/AS19110520.2.10>

³⁵ AJHR, 1907, H11-B, p.2; AJHR, 1907, H-11B, p.4.

³⁶ Workers' Dwelling Act 1905

³⁷ AJHR, 1914, H-11B, p.5; AJHR, 1908, H-11B, p.4; and AJHR 1909, H-11B, p.4

³⁸ *Auckland Star*, 8th October 1908, p.7. <https://paperspast.natlib.govt.nz/newspapers/AS19081008.2.79>

³⁹ *Ibid.*

"In this garden I can grow pretty nearly anything. I've always plenty of flowers and all the vegetables we need for the house, and fruit in season."⁴⁰

Later years

Urban development around Ellerslie changed the form and character of the settlement throughout the 20th century. Notably, the first set of Lawry Settlement houses west of the railway were demolished. The construction of the Southern Motorway in the 1950s split these houses from residential Ellerslie whilst light industry sprung up around them. This area was rezoned for industrial development in the 1976 Ellerslie Borough District Scheme, and the houses had all disappeared by 1988.⁴¹ Notwithstanding the roading, there is no evidence of the Lawry Settlement subdivision pattern remaining in this area.

Lot sizes in the settlement were generous, and infill housing at the rear and side of original houses took place in a range of styles. A few houses were removed or demolished.

Local Government background

It appears that the Lawry Settlement area remained largely unchanged until the 1984 Borough of Ellerslie District Scheme, which proposed zoning changes to Ramsgate Street and the western end of Findlay Street. A new commercial zone was introduced to permit redevelopment in the area bounded by the southern boundary of the existing Commercial 2 zone.⁴² The Borough Council considered steps should be taken to introduce measures aimed at ensuring that the Borough's central commercial area remained viable in the face of substantial retail expansions at nearby centres.⁴³ The redevelopment plan and its subsequent Scheme Plan changes resulted in the removal of approximately ten original Lawry Settlement houses in the mid-to-late 1980s.

Numbers 15, 23, 32 and 36 Findlay Street first appear as listed historic buildings in the Borough of Ellerslie District Scheme in 1984 (third review).⁴⁴ The criteria for historical significance within that scheme was "the building or feature has strong historic associations with significant people, events or periods in the Borough's growth".⁴⁵ A Residential 1 zone was proposed for the area in the 1994 First Auckland District Plan Isthmus Section – Findlay St Area, following a survey in 1992.⁴⁶ The rezoning was to "promote the survival of the historical form and pattern of subdivision, buildings and streetscape in Auckland's early established residential neighbourhoods".⁴⁷ The historical significance of the Lawry Settlement is noted, stating "[t]he dwellings in this location represent the best surviving examples of a group of dwellings built in this location between 1905-1919" and the diversity of design, generous lot size and spacious nature of the subdivision are also noted.⁴⁸

Archival documents from the 1992-4 survey records the development in the area, including the demolition of the Ellerslie Borough Council Works Depot at 7 Ramsgate Street. This data demonstrates that there is both

⁴⁰ *New Zealand Herald*, 30th August 1915, p.4. <https://paperspast.natlib.govt.nz/newspapers/NZH19150830.2.9?>

⁴¹ Borough of Ellerslie- Approved Second Reviewed District Scheme, 1976, 'Planning Map 1', Auckland Council Archives Series no. ELB-113; LINZ SN2524 B/29, 1972; and LINZ SN8772 0/7 1988.

⁴² Borough of Ellerslie District Scheme, Third Review, Scheme Statement, Code of Ordinances and Planning Map, 1984, pp. 39-41, A4 (Auckland Council Archives, ELB/114/1/12)

⁴³ *Ibid.*

⁴⁴ *Ibid.*

⁴⁵ *Ibid.*

⁴⁶ First Auckland District Plan Isthmus Section (FADPIS) – Findlay St Area (Auckland Council Archives, PN-2945-220)

⁴⁷ FADPIS – Findlay St Area, p. 2

⁴⁸ FADPIS – Findlay St Area, p. 3

a long history of municipal associations and infill housing within the Lawry Settlement, present prior to widespread local government protection. This is a direct result of the generous subdivision pattern and proximity to local and regional commercial centres. The panel hearing submissions on the Proposed 1994 Isthmus Plan recognised that whilst the Lawry Settlement area had undergone changes over the years a number of houses and sites survived in their original condition.⁴⁹

Lawry Settlement houses were extant on 3 and 5 Cawley Street until c.1998 when Auckland City Council acquired the sites for stormwater purposes and the houses were subsequently demolished. Although vacant, the sites retain their original subdivision pattern, residential zoning and form the important southern extent of the settlement boundary.

Physical description

Pattern of development

The eastern side of the Lawry Settlement is defined by the motorway to the west, Findlay Street to the north, and Cawley Street to the east which doglegs to form the southern boundary. The rear of 4, 6A, 8A, 10B, 12A, 14A Hewson Street and side of 1A Cawley Street adjoin the Cawley Street Reserve.

Dwelling setbacks are between approximately four to seven metres, which is generally consistent with contemporary Edwardian suburban development. The large site sizes likely influenced the deeper setbacks on some properties. Sites range in size between approximately 400m² - 1000m².

The grid layout of the original Lawry Settlement survey maps remains evident; however some changes have occurred to the individual subdivision grain. Resultant of the generous parcel sizes, infill development has occurred behind, and adjacent to, original houses. This is a mixture of formally subdivided and cross-lease arrangements. Northern Findlay Street and southern Hewson Street have long, narrower land parcels and most sites have rear infill development. The length of these sites allows for sizable breaks between dwellings and rear buildings are largely obscured from the street. Northern Hewson Street is characterised by square shaped sites whereby subdivision and infill development has occurred alongside original Lawry Settlement dwellings. Corner sites have also been subdivided on Hewson and Cawley Streets. Aerial photography and Auckland Council records indicate that much of the infill and re-development has been in situ for decades.

Some Lawry Settlement houses were removed to facilitate higher density or commercial development in response to Borough Council proposals. It is likely that 3, 5, 4 (and 6) Ramsgate Street and 1-5 Findlay Street were part of this. These sites were subsequently redeveloped into high density housing. The apartment complex at 1-5 Findlay Street amalgamated six Lawry Settlement lots into one parcel with 24 units⁵⁰, erasing the original subdivision pattern in this area.

Architecture

Houses within the Lawry Settlement are typically in a simple cottage, or modest villa and transitional villa style. The houses display Victorian, Edwardian and Transitional elements. The extant houses generally correspond to one of nine of Temple's designs that are found within the area.⁵¹

⁴⁹ FADPIS – Findlay St Area, p. 5

⁵⁰ DP186610

⁵¹ Refer to Appendix 1 for further detail; Temple's designs 1, 3, 5, 6, 7, 8, 10, 11 and 13 are identified.

Houses typically have painted weatherboard cladding (both bevelback and rusticated profiles), painted timber joinery and corrugated iron/steel roofing. Timber ornamentation such as eaves brackets, gable detailing, shingles and fretwork are highly visible, with some designs displaying geometric and arts and crafts influences. Double-hung sash windows predominate with examples of full and sectioned sash glazing. Most houses have transitional-style lower pitched hipped roof forms including roofs which incorporate the verandah under the main roof form and Dutch gables. Gables are generally limited to verandah pediments and front bays. Most dwellings have a skillion roof lean-to and some lean-to forms have been extended to the rear. All workers' dwellings remain single-storey with no dormer or roof additions.

Most of Temple's designs included decorative chimneys: tall, corbelled polychromatic brick stacks with two ceramic pots. Many houses retain at least one example. Unique features of Temple's designs remain evident, such as Design 10's recessed side door, and the "cant" window, a distinctive double-hung sash window arrangement generally found on a side elevation of a living room.

Some modifications have occurred, often an infilled verandah, replacement roofing or some replacement windows. These are common changes to dwellings of this type and age. Where dwellings are considerably altered, features such as chimneys, roof form and massing remain which identify the house as a workers' dwelling.



Figure 4: Temple's "cant" window feature (taken from Design 6, Auckland Architecture Archive)

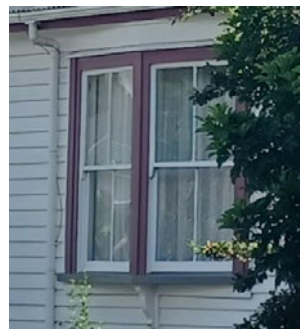


Figure 5: "Cant" window on 1 Cawley Street, Ellerslie (Auckland Council, March 2022)

The Lawry Settlement contains modern housing to the rear and side of existing dwellings, and some wholly redeveloped sites. Post-Lawry Settlement buildings date from c. 1948 onwards and are primarily one or two-storied and range from single residences to multi-unit flats. Claddings are generally weatherboard, brick/block and plaster paired with corrugated metal or tiled roofing. Most of the rear infill is not highly visible from the street.

Streetscape

Houses within the Lawry Settlement are of a similar scale, materiality and massing which contributes to a strong and cohesive streetscape. Chimneys are a significant feature in the streetscape.

Houses have generally consistent setbacks with low to medium height boundary treatments and front yards that retain an open aspect to the dwellings. There are some instances of higher boundary treatments, garages or vegetation that obscure the dwelling from the public realm; however, the strong rhythm and spacing of houses remains evident. At the western end of Findlay Street houses are generally positioned in the centre of the lot; elsewhere in the settlement houses tend to be located to one side. This is particularly noticeable on larger lots, which has often facilitated rear access or adjacent development.

The Lawry Settlement is a residential area and the roading reflects this. Findlay, Cawley and Hewson Streets are wide and largely unmarked with ample on-street parking, generous grass berms and street trees. Ramsgate Street is the main north-south thoroughfare of the settlement area which feeds to Main Highway and the Ellerslie commercial centre. As such, Ramsgate Street has no grassed berm or street trees, and has marked angled street parking on the eastern side.

Historic bluestone kerbing remains on all streets, and basalt also features to delineate private property from the footpath. Fencing was included for tenants and some historic examples are visible. Most sites have off-street parking.

The historic Leicester Hall and its carpark, formerly the site of the Ellerslie Borough Council Works Depot, add to the historic ambience at the Ramsgate/Findlay Street intersection.



Figure 6: Chimneys in the Findlay Street streetscape (Auckland Council, March 2022)



Figure 7: 32 Findlay Street, Ellerslie; Design 11 with gabled verandah pediment (Auckland Council, March 2022)

SIGNIFICANCE CRITERIA

Historical

The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people, or with an idea or early period of settlement within New Zealand, the region or locality.

The houses within the Lawry Settlement Workers' Housing area are of considerable national significance for their historic values strongly associated with the Workers' Dwelling Acts of 1905 and 1910, which was the first central government-led legislation in the western world providing for the government to build public housing for its citizens. Named after Liberal Government Member of Parliament, Francis (Frank) Lawry, the Lawry Settlement in Ellerslie was developed as early as 1906, with streets within the settlement being named after Members of Parliament.

The Lawry Settlement was the largest planned settlement of workers' dwellings in New Zealand, with approximately 73 houses built, more than double the number in any similar settlement in the country (the next largest settlement, in Christchurch, contained approximately 35 dwellings). The remaining 38 houses of the Lawry Settlement represent an important political and social idea in New Zealand and assist in understanding the roots of New Zealand's state housing program that has continued almost uninterrupted for over a century.

The Lawry Settlement represents an important change in social development in New Zealand, with the government taking on the responsibility of the welfare of its constituents, in an effort to improve their circumstances. This reflected the philanthropic values of the Victorian and Edwardian middle class regarding reform and improvement of the conditions of the working class by providing a sanitary comfortable home life and stable environment for both the mental and physical well-being of its occupants.

The houses within the Lawry Settlement Workers' Housing area also have exceptional regional historic significance to Auckland. The Lawry Settlement is the largest of two remaining housing settlements in Auckland and demonstrates a significant collection of purpose-built state housing of representative designs within a largely intact historic subdivision plan.

The Lawry Settlement Workers' Housing area has **outstanding regional** and **considerable national** historical value.

Social

The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.

The houses within the Lawry Settlement Workers' Housing area are considered to have moderate social significance to the locality. The houses play an important role in defining the distinctiveness of the Ellerslie community by representing the area's early history as an area chosen by the government for its transport links and suburban appeal for the working-class. Four of the houses in the proposed Historic Heritage Area are currently scheduled in the AUP⁵², demonstrating that the places have existing value and are held in high esteem.

The Lawry Settlement Workers' Housing area has **moderate local** social value.

Mana Whenua

The place has a strong or special association with, or is held in high esteem by, mana whenua for its symbolic, spiritual, commemorative, traditional or other cultural value.

The Lawry Settlement Workers' Housing area is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). The Lawry Settlement Workers' Housing area evaluation has focused on the early state housing heritage in the area, and not on earlier Māori settlement and associations.

Council has a process for assessing sites and places of significance to Mana Whenua. The first step in this process is for iwi to nominate sites. If a site or place is evaluated as significant to Mana Whenua against the factors set in the AUP, it will be considered for inclusion in Schedule 12 and/or, if it has additional values, Schedule 14. No nomination has been received by iwi for this place for its inclusion in Schedule 12.

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. The Lawry Settlement Workers' Housing area specifically is unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the

⁵² 15 Findlay Street, AUP ID 01653; 23 Findlay Street, AUP ID 01654; 32 Findlay Street, AUP ID 01655; 36 Findlay Street, AUP ID 01656.

place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

Mana Whenua are required to be consulted during the preparation of any future plan change to consider the addition of this place to the AUP. If / when Mana Whenua values are identified this evaluation will be amended.

The Lawry Settlement Workers' Housing area has **no known** Mana Whenua value.

Knowledge

The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of the nation, region or locality.

The Lawry Settlement Workers' Housing area is considered to have moderate potential to provide knowledge and public understanding of the first initiative by a central government to provide public housing for workers, assisting in understanding the social philosophies of the day, which informed the design, layout, construction and location of the houses. The Workers' Dwellings Act houses are not as well-known or understood as the later state housing programs. Interpretive information would add to an understanding of the significance of the places, such as brochures or signage that provide information on the settlement layout and house designs, possibly as part of a local heritage walk.

The Lawry Settlement Workers' Housing area has **moderate local** knowledge value.

Technology

The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

The houses within the Lawry Settlement Workers' Housing area are considered to have moderate technological significance to the nation. Houses constructed under the Workers' Dwellings Act were fit-out with modern conveniences, such as hot-water, indoor plumbing and WCs, often before privately owned dwellings had such amenities. In Ellerslie, special attention was paid to ventilation and sanitation. Woburn Temple experimented in his designs for state housing, and also calculated ideal section and house sizes.

The Lawry Settlement Workers' Housing area has **moderate national** technology value.

Physical attributes

The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.

The extant houses in the Lawry Settlement were designed by the government's "Housing Expert" and architect, Woburn Temple. The designs of these houses represent one of the underlying tenets of the workers' dwellings program – that state housing would be indistinguishable from private housing. The ability of tenants to select their site and house design adds further variation to the area.

The workers' houses remaining in the Lawry Settlement demonstrate a variety of Temple's architectural designs, and especially the plans associated with the 1910 Workers' Dwelling Act. Dwellings constructed to Temple's designs 1, 3, 5, 6, 8, 10 and 11 are the only known examples of these plan types in the region.

The dwellings largely retain their architectural features, built form and pattern of development. The Lawry Settlement workers' dwellings are intact, representative examples of early state-designed housing in Auckland.

The Lawry Settlement Workers' Housing area has **considerable regional** physical attributes value.

Aesthetic

The place is notable or distinctive for its aesthetic, visual, or landmark qualities.

The houses within the Lawry Settlement Workers' Housing area have moderate aesthetic significance to the locality. The group of houses are visually appealing, which is emphasised by their interrelationship.

Together the houses have a high degree of integrity and are legible as a group of early twentieth century villas.

The Lawry Settlement Workers' Housing area has **moderate local** aesthetic value.

Context

The place contributes to or is associated with a wider historical or cultural context, streetscape, townscape, landscape or setting.

The houses within the Lawry Settlement Workers' Housing area have considerable context value to the locality. Houses on Ramsgate, Findlay, Cawley and Hewson Streets comprise a group of inter-related places which have coherence because of shared age, architectural style and historical associations. The area contributes to the townscape of Ellerslie, and has a streetscape character and sense of place which is reinforced by the historic subdivision boundaries and proximity to the railway.

The workers' dwellings within the Lawry Settlement are part of a wider cultural and thematic context of state housing across Auckland and New Zealand. A group of five houses in Westmere are a similar settlement of workers' dwellings within the region, alongside remnants of early settlements in Wellington, Christchurch and Dunedin, and later settlements throughout the nation.

The Lawry Settlement Workers' Housing area has **considerable local** context values.

STATEMENT OF SIGNIFICANCE

The houses within the Lawry Settlement Workers' Housing area on Ramsgate, Findlay, Cawley and Hewson Streets in Ellerslie are of considerable national significance for their historic values strongly associated with the Workers' Dwelling Acts of 1905 and 1910, which was the first central government-led legislation in the western world providing for the government to build public housing for its citizens. Named after Liberal Government Member of Parliament, Francis (Frank) Lawry, the Lawry Settlement in Ellerslie was established in 1905-6, with its streets being named after other Members of Parliament.

It was the largest planned settlement of its type in New Zealand and with approximately 73 houses built was over double any other similar settlement in the country. There are 38 workers' dwellings remaining on the eastern side of the settlement, making it the largest extant group of state houses from this time period in Auckland. The remaining dwellings of the Lawry Settlement Worker's Housing area represent an important

political and social idea in New Zealand and assist in understanding the roots of New Zealand's state housing program that has continued almost uninterrupted for over a century.

Workers' dwellings within the Lawry Settlement are representative examples of early state-designed housing by government architect Woburn Temple, exemplifying the government notion that state housing would be indistinguishable from private housing. Special attention was paid to ventilation and sanitation, and modern conveniences such as hot-water and indoor plumbing were included.

The houses are characterised by their villa and transitional villa style and materiality including massing, roof form, weatherboard cladding, timber joinery and ornamentation and corrugated metal roofing. All dwellings remain single-storey and most dwellings have a skillion roof lean-to, with some lean-to forms extended to the rear. The Lawry Settlement contains seven of Temple's plans that are the only known examples of such in the region.

Distinctive features of Temple's designs remain evident such the cant window. Timber ornamentation including eaves brackets, gable detailing, shingles and fretwork are highly visible, with some designs displaying geometric and arts and crafts influences. Many houses retain at least one decorative chimney which are a significant feature in the streetscape.

Common modifications include infilled and/or extended verandahs, replacement roofing or some replacement windows. Some changes have also occurred to the individual subdivision grain and infill development has occurred behind, and adjacent to, original houses.

The houses within the Lawry Settlement have considerable value as part of a wider cultural and thematic context of state housing across Auckland and New Zealand. Houses on Ramsgate, Findlay, Cawley and Hewson Streets comprise a group of interrelated places which have coherence because of shared age, architectural style and historical associations. The houses contribute to the townscape of Ellerslie and have a streetscape character and sense of place which is reinforced by their rhythm and setbacks, intact historic subdivision boundaries and proximity to the railway.

TABLE OF HERITAGE VALUES

Significance Criteria (A-H)	Value	Context
A- Historical	Outstanding/Considerable	Regional/National
B- Social	Moderate	Local
C- Mana Whenua	No known	NA
D- Knowledge	Moderate	Local
E- Technology	Moderate	National
F- Physical Attributes	Considerable	Regional
G- Aesthetic	Moderate	Local
H- Context	Considerable	Local

CATEGORY RECOMMENDATION

Lawry Settlement Workers' Housing area meets the thresholds in the AUP for scheduling as a Historic Heritage Area. It is recommended that the area is included in Schedule 14.1 as a Historic Heritage Area.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Area name and/or description	Verified location	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance	Contributing sites / features	Non-contributing sites / features
XXXX	Lawry Settlement Workers' Housing Historic Heritage Area	Refer to planning maps: Ramsgate, Findlay, Cawley and Hewson Streets, Ellerslie	A,F,H	Refer to planning maps	Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; stand-alone accessory buildings, structures or garages built after 1923; Stand-alone dwellings to the rear or side of an identified Lawry Settlement building on a cross-leased "contributing" site.			Refer to 14.2.XX	Refer to 14.2.XX

Schedule 14.2 & Planning maps

- The extent of place (black outline) represents the historic subdivision boundaries of the Lawry Settlement east of the railway which includes the 38 original workers' dwellings still extant.
- The Lawry Settlement Workers' Housing area includes 62 residential, commercial and vacant sites.
- Contributing sites and features (dark purple) in this area include the extant 38 original houses, two former house sites that are currently vacant and in use as a public reserve and the 1922 Leicester Hall.
- Non-contributing sites and features (light purple) include post-1923 houses, formally subdivided rear and side lots with modern infill dwellings, and the carpark at 7 Ramsgate Street.
- The period of significance for this area is between 1905 when Workers' Dwelling Act was passed, to 1923 when the government decided not to pursue further development in the Lawry Settlement.



Evaluator

Elise Caddigan, Specialist Built Heritage

April 2022

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage

May 2022





Managerial Sign-Off





Megan Patrick

Team Leader Heritage Policy

12 May 2022




Appendix 1 – Properties




	Notes
 <p data-bbox="165 645 708 719"><i>Figure 1: 8 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p data-bbox="737 315 1430 349">Contributing</p> <p data-bbox="737 398 1430 472">Designed by architect Woburn Temple. Design 1, four room house with a side front entrance.</p> <p data-bbox="737 521 1430 636">High degree of physical integrity, with no alterations visible at the front of house. Extension added at rear. Low front fence gives house clear relationship with street.</p>
 <p data-bbox="165 1070 708 1144"><i>Figure 2: 8A Findlay Street (circled in red) (Auckland Council site visit, 2022)</i></p>	<p data-bbox="737 732 1430 766">Non-contributing</p> <p data-bbox="737 815 1430 848">Modern infill dwelling at rear.</p>
 <p data-bbox="165 1478 708 1552"><i>Figure 3: 10 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p data-bbox="737 1149 1430 1182">Contributing</p> <p data-bbox="737 1232 1430 1346">Designed by architect Woburn Temple. Design unknown – potentially a variation of Design 1, or a design missing from available archival material.</p> <p data-bbox="737 1395 1430 1509">Replacement timber windows in the front bay and side porch filled in. Minor extension added at rear. Garage in front yard constructed c.1962.</p>
 <p data-bbox="165 1895 708 1968"><i>Figure 4: 12 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p data-bbox="737 1570 1430 1603">Contributing</p> <p data-bbox="737 1653 1430 1727">Designed by architect Woburn Temple. Design 1, four room house.</p> <p data-bbox="737 1776 1430 1890">High degree of physical integrity with no visible alterations made to front of house. Roof replaced with tiles. Small extension added at rear.</p>

	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 1, four room house.</p> <p>High degree of physical integrity with no visible alterations made to front of house. Garage on front boundary. Extension added at rear.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Based on Auckland Council records the original design was likely Design 1 with a modified roof.</p> <p>Additions and alterations to the house c.2021 which restored timber joinery and fire damage. At this time, the original front side entrance and flat bay were modified.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design unknown; possibly a modified version of Design 5 or 13.</p> <p>House has experienced no significant alterations, but some windows have been replaced with aluminium within the original openings. Separate house built to rear and a garage in the front yard. House maintains a clear relationship with street.</p>
	<p>Contributing</p> <p>This building is Leicester Hall, built 1922 as the Ellerslie Fire Station.</p> <p>Government records show a site was purchased for a Public Hall within the Lawry Settlement in 1908. LINZ records state that this land was put aside in 1910 for a Public Hall. The Ellerslie Town Board constructed a fire station on the site in 1922 to be manned by the Ellerslie Volunteer Fire Brigade. This building was superseded by a new station built on the Great South Road in 1934.</p> <p>The Ellerslie Ex-servicemen's Club took over a lease on the building in 1936, modifying it to suit their purposes. The lease was held by the Ellerslie Returned Services</p>

	<p>Association until 1988, when use reverted to the Ellerslie Borough Council.</p>
 <p><i>Figure 9: 3 Ramsgate Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Single storey brick and tile flats built after period of significance. The original house was relocated off-site.</p> <p>In 1965 the villa was converted into two flats. Between 1974 and 1981 the property came into Council ownership who rented the two flats out. In October 1985, the house was advertised for removal, to be undertaken by February 1986. In 1993 consent was granted for two flats on vacant site.</p>
 <p><i>Figure 10: 5 Ramsgate Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Purpose-built recording studio constructed c.1974-5. Consent granted for the new building notes the demolition of the existing dwelling. The building was used to broadcast radio from 1991 and is currently in use as a post-production facility.</p>
 <p><i>Figure 11: 7 Ramsgate Street (carpark) (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Carpark for Leicester Hall.</p> <p>Former site of the Ellerslie Borough Council Works Depot which was demolished c.1994-7.</p>
 <p><i>Figure 12: 2 Ramsgate Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 8, five room house with internal bathroom.</p> <p>High degree of physical integrity with no visible alterations made to front of house. Replacement chimney. House is one of very few with no rear extension.</p>

	<p>Non-contributing</p> <p>Brick and tile units set around courtyard built 1973.</p> <p>Two Lawry Settlement houses relocated or demolished and the sites amalgamated.</p>
<p><i>Figure 13: 4 Ramsgate Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Scheduled historic heritage place (UPID 01653).</p> <p>Designed by architect Woburn Temple. Design 6, five room house.</p> <p>High degree of physical integrity with no alterations made to front of house. Rear extension is visible from side on Ramsgate Street which follows line of original lean-to.</p>
	<p>Non-contributing</p> <p>Weatherboard house built after period of significance. Site was formed by splitting two larger sites into three (DP 63800) in 1969; house did not replace an original Workers' Dwelling Act property.</p>
<p><i>Figure 14: 15 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 10, five room house with unusual side entrance.</p> <p>High degree of physical integrity with the verandah infilled. House has a low front boundary treatment and clear relationship with street. Remnants of original fencing evident.</p>
	<p><i>Figure 15: 17 Findlay Street (Auckland Council site visit, 2022)</i></p>
	<p><i>Figure 16: 19 Findlay Street (Auckland Council site visit, 2022)</i></p>

	<p>Non-contributing</p> <p>Two-storey concrete block houses built c.1985.</p> <p>Lawry Settlement house which was on section relocated or demolished.</p>
<p><i>Figure 17: 28 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 3, four room house.</p> <p>Front verandah has been partially infilled and a replacement window on the other side.</p> <p>Modern house to rear.</p>
	<p>Contributing</p> <p>Scheduled historic heritage place (UPID 01655)</p> <p>Designed by architect Woburn Temple. Design 11, four room house.</p> <p>High degree of physical integrity with no alterations visible. Garage constructed at side. House has a low front boundary treatment and clear relationship with street.</p>
<p><i>Figure 18: 30 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Scheduled historic heritage place (UPID 01655)</p> <p>Designed by architect Woburn Temple. Design 11, four room house.</p> <p>High degree of physical integrity with no alterations visible. Garage constructed at side. House has a low front boundary treatment and clear relationship with street.</p>
	<p>Contributing</p> <p>Scheduled historic heritage place (UPID 01655)</p> <p>Designed by architect Woburn Temple. Design 11, four room house.</p> <p>High degree of physical integrity with no alterations visible. Garage constructed at side. House has a low front boundary treatment and clear relationship with street.</p>
<p><i>Figure 19: 32 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Rear lot not visible from street.</p>
<p>32A Findlay Street (no photo)</p>	<p>Contributing</p> <p>Original Lawry Settlement house is obscured by a modern front addition c.2006. Based on the roof form it is possibly Design 3.</p>
	<p><i>Figure 20: 34 Findlay Street (Auckland Council site visit, 2022)</i></p>





	<p>Contributing</p> <p>Scheduled historic heritage place (AUP ID 01456)</p> <p>Designed by architect Woburn Temple. Design 6, five room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Distinctive cant window visible on side elevation – a feature of Temple’s workers’ dwellings designs. Garage constructed at side. House has a low front boundary treatment and clear relationship with street.</p>
<p>36A Findlay Street (no photo)</p>	<p>Non-contributing</p> <p>Rear lot not visible from street.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design unknown; either Design 3 or Design 7 which are differentiated by their chimneys and windows, both of which have been altered at no.38. Based on window width it’s more likely to be Design 3, which has four rooms.</p> <p>Property has some alterations but still reads clearly as a Workers’ Dwelling Act house. Replacement front windows and roofing material. Side extension is visible from street, constructed in same materials as house. Rear extension and second house built to the rear.</p> <p>House has a low front boundary treatment and clear relationship with street.</p>
	<p>Contributing</p> <p>Highly modified original Lawry Settlement house. Plan unknown; likely similar to no.10 Findlay Street.</p> <p>Subservient rear addition c.1977. Auckland Council records show a flat bay villa form with central entrance extant in 1982; building work at this time included a front addition and replacement aluminium joinery. Identifiable as a workers’ dwelling by its original chimney, massing and position on site.</p>





	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 10, 5 room house with unusual side entrance.</p> <p>Front verandah appears removed and replacement timber windows installed. Otherwise retains a high degree of integrity. Rear extension follows line of original lean-to.</p>
<p><i>Figure 24: 42 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Highly modified original Lawry Settlement house. Built as Design 10, it is identifiable as a workers' dwelling by the original chimney and its position on the site.</p> <p>Auckland Council records show that the house was first altered in 1977. Subdivision occurred c.1996. Alterations and additions including two new bedrooms, an ensuite and new entrance were completed 2004.</p>
	<p>Contributing</p> <p>Highly modified original Lawry Settlement house. Built as Design 10, it is identifiable as a workers' dwelling by the original chimney and its position on the site.</p> <p>Auckland Council records show that the house was first altered in 1977. Subdivision occurred c.1996. Alterations and additions including two new bedrooms, an ensuite and new entrance were completed 2004.</p>
<p>21A Findlay Street. (no photo)</p>	<p>Non-contributing</p> <p>Rear lot not visible from street.</p>
	<p>Contributing</p> <p>Scheduled historic heritage place (AUP ID 01654)</p> <p>Designed by architect Woburn Temple. Design 3, four room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. House built at rear.</p>
<p><i>Figure 26: 23 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 1, four room house.</p> <p>High degree of physical integrity with no visible alterations made to front of house. Garage built at side. House built at rear.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 1, four room house.</p> <p>High degree of physical integrity with no visible alterations made to front of house. Garage built at side. House built at rear.</p>
<p><i>Figure 27: 25 Findlay Street (Auckland Council site visit, 2022)</i></p>	





<p>25A Findlay Street (no photo)</p>	<p>Non-contributing</p> <p>Rear lot not visible from street.</p>
 <p><i>Figure 28: 27 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 7, five room house.</p> <p>High degree of physical integrity with no visible alterations made to front of house. Small rear extension. House built at rear.</p> <p>House has a low front boundary treatment and a clear relationship to the street.</p>
 <p><i>Figure 29: 29 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 1, mirrored, four room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Small carport attached to side of house. House built at rear.</p> <p>House has a low front boundary treatment and a clear relationship to the street.</p>
 <p><i>Figure 30: 31 Findlay Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Weatherboard house built c.1948. The section was vacant until this time.</p>
 <p><i>Figure 31: 1 Cawley Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 5, six room house.</p> <p>The house is not highly visible from the public realm; however, glimpses, aerial photography and recent Google Streetview photography show the house being very intact.</p>

	<p>Non-contributing</p> <p>Two-storey weatherboard house built c.1959.</p> <p>Is situated on a part lot of the Lawry settlement and did not replace an original house.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 10, five room house.</p> <p>House is not highly visible from the public realm due to a single garage and tall hedge; however, glimpses and recent Google Streetview photography suggest the property is well-maintained and the front elevation is intact. Aerial photography indicates that the house retains its original footprint with a large lean-to addition to the rear.</p>
	<p>Non-contributing</p> <p>Two storey plaster units built c.1966.</p> <p>Is situated on a part lot of the Lawry settlement and did not replace an original house.</p>
	<p>Non-contributing</p> <p>Two storey weatherboard house built c.2003</p> <p>Is situated on a part lot of the Lawry settlement and did not replace an original house.</p>

 <p><i>Figure 36: 3A Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 6, five room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Extension at rear of house, garage built to side set back behind house. Tiled roof.</p> <p>House has a low front boundary treatment and a clear relationship to the street.</p>
 <p><i>Figure 37: 5 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Mirrored Design 10, five room house with unusual side entrance.</p> <p>The front verandah has been extended and infilled with timber windows.</p>
 <p><i>Figure 38: 5A Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>One-storey brick and tile house built c.1968.</p> <p>Lot created in 1967 (DP 58449). Is situated on a part lot of the Lawry Settlement and did not replace an original house.</p>
 <p><i>Figure 39: 7 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Mirrored Design 10, five room house with unusual side entrance.</p> <p>The front verandah has been extended and infilled with timber windows.</p>

	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 3, four room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Garage constructed at side.</p> <p>House has a low front boundary treatment and a clear relationship to the street.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 6, five room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Garage constructed at side. Rear extension can be seen from Cawley Street but follows line of original lean-to.</p> <p>House has a low front boundary treatment and a clear relationship to the street.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 13, five room house.</p> <p>The verandah has been infilled.</p> <p>Vegetation somewhat obscures direct views from the public realm. Potentially retains original boundary treatment.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 10, five room house with unusual side entrance.</p> <p>Front verandah has been infilled with timber windows and extended.</p> <p>House has a low front boundary treatment with some vegetation and a clear relationship to the street.</p>

 <p><i>Figure 44: 6 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 10, five room house with unusual side entrance.</p> <p>High degree of physical integrity with no alterations visible at front of house. Small carport set back from street.</p> <p>House is visible from behind front boundary fence and has a clear relationship to the street.</p>
<p>6A Hewson Street (no photo)</p>	<p>Non-contributing</p> <p>Rear lot, not visible from street.</p>
 <p><i>Figure 45: 8 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 6, four room house.</p> <p>Front windows replaced.</p>
 <p><i>Figure 46: 8A Hewson Street (from public reserve) (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Rear lot, visible from reserve, not visible from street.</p> <p>Council records indicate that the dwelling was relocated to the site c.1997.</p>
 <p><i>Figure 47: 10 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Mirrored Design 10, three room house.</p> <p>Front elevation extended with replacement windows. Verandah addition. Original entrance visible.</p> <p>House has rear extension and separate house built to rear.</p>

	House has a low front boundary treatment and a clear relationship to the street.
 <p><i>Figure 48: 12 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Likely a variation of Design 1, four room house.</p> <p>The front verandah has been extended and infilled with a sympathetic timber window.</p>
 <p><i>Figure 49: 12A Hewson Street (from public reserve) (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Rear lot, visible from reserve, not visible from street.</p> <p>Building Consent granted 2002 for the relocation of the Bungalow to site.</p>
 <p><i>Figure 50: 14B Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 5, six room house.</p> <p>Front porch filled in and extended.</p> <p>House built at rear.</p>
<p>14A Hewson Street. (no photo)</p>	<p>Non-contributing</p> <p>Rear lot, not visible from street.</p>
	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design unknown; possibly a mirrored Design 1, or a plan missing from available archival material.</p> <p>Plans from 1961 show the front bay bedroom addition alongside an infilled “sun porch”.</p>

<p><i>Figure 51: 16 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>It is likely that neighbours at 16 and 18 Hewson Street had similar building work undertaken to extend their houses with a Bungalow-detailed front bay.</p> <p>House has a low front boundary treatment and a clear relationship to the street</p>
 <p><i>Figure 52: 18 Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design unknown; possibly a mirrored Design 1 or a plan missing from available archival material.</p> <p>An undated plan shows the addition of a bedroom at the front of the house. The plans are signed by the “White Bros. Builders”; this was a building firm local to Ellerslie, frequently advertising in the mid-1920s. Detailing indicates a date c.1920-30s.</p> <p>Front boundary treatment is high but house is visible from driveway.</p>
 <p><i>Figure 53: 18A Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Non-contributing</p> <p>Rear lot, somewhat visible from street.</p> <p>Single storey weatherboard and tile house relocated to the site in 2014. New open carport built 2014 in materials sympathetic to the area.</p>
 <p><i>Figure 54: 20A Hewson Street (Auckland Council site visit, 2022)</i></p>	<p>Contributing</p> <p>Designed by architect Woburn Temple. Design 6 or 7, five room house.</p> <p>High degree of physical integrity with no alterations visible at front of house. Extension at rear.</p> <p>House has vegetation on front boundary but maintains a clear relationship to the street.</p>



Figure 55: 3 Cawley Street (*Auckland Council site visit, 2022*)

Contributing

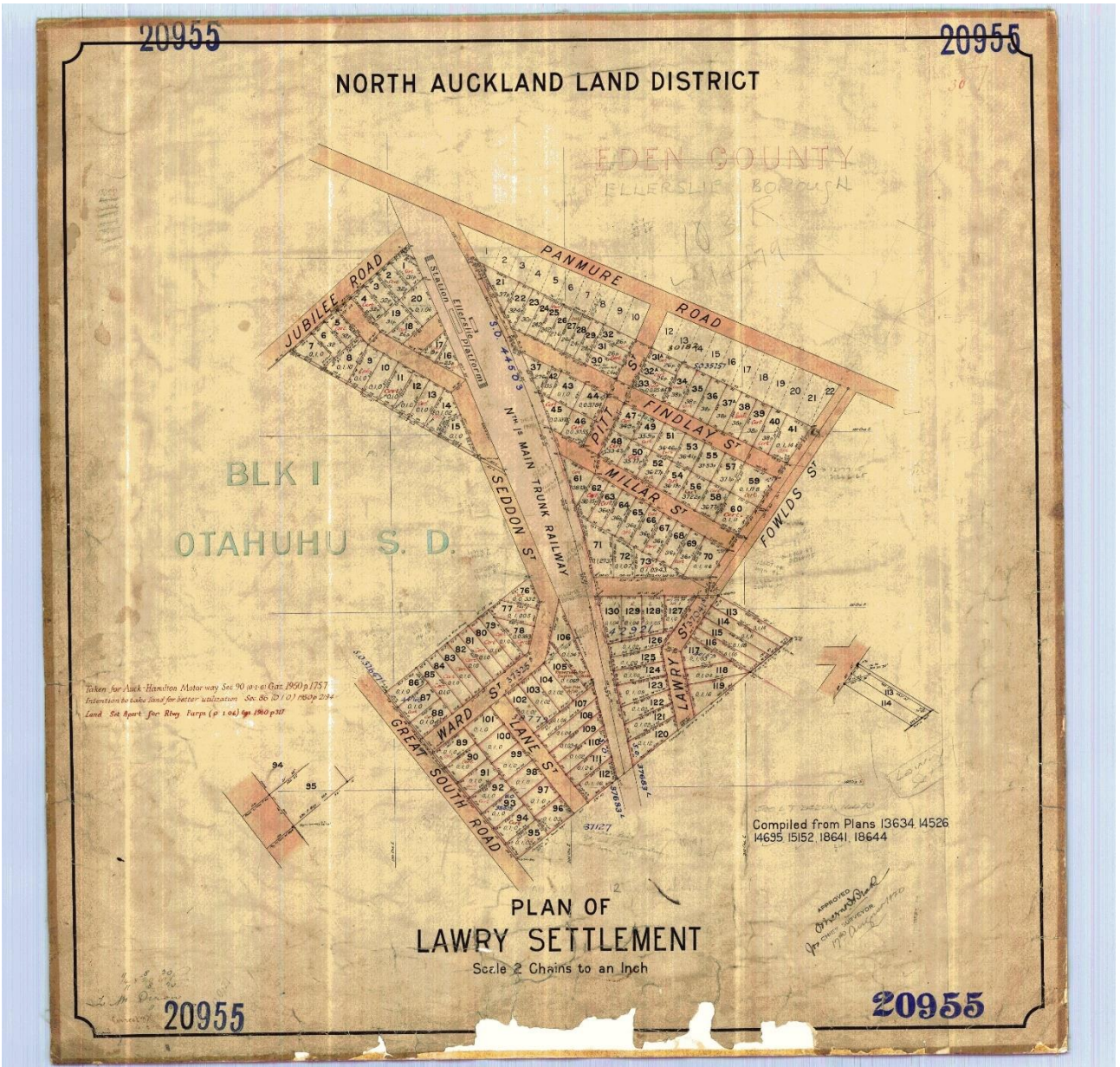
Former location of a Lawry settlement house relocated c.1998. Legal parcel retains historic boundary and is one half of “Cawley Street Reserve”.



Figure 56: 5 Cawley Street (*Auckland Council site visit, 2022*)

Contributing

Former location of a Lawry settlement house relocated c.1998. Legal parcel retains historic boundary and is one half of “Cawley Street Reserve”.



SO20955 (undated, approved 1920)