

REVISED HISTORIC CHARACTER STATEMENTS FOR PROPOSED PLAN CHANGE 33

Heritage Values and Historic Character of the Residential 3 (Built Heritage) Zone and the Traditional Associated Commercial Areas and Sites

Introduction

As part of its protection of identified historic heritage, the North Shore Section of the Auckland City District Plan includes a zone known as the 'Residential 3' zone, which is applied to residential areas which are valued for their collective built heritage values and historic character.

Many of these areas include or are immediately adjacent neighbourhood commercial centres, generally on main roads or street corners, constructed during or soon after the original suburban development, in order to exploit the business opportunities associated with suburban development. Local shops were especially in demand before households had ready access to refrigerators or private cars and needed shops within walking distance to meet the daily requirements of domestic life. This social history has led to a legacy of commercial buildings which form an integral part of the early settlements.

These early commercial buildings (many of which were constructed with residential accommodation) can have heritage values individually and collectively. Many buildings in the commercial zones also make their own contribution to the historic character of the local area, both individually and collectively.

Classification of Buildings and Groups of Buildings

The individual buildings and their groupings contribute to the historic character of their locality and 'sense of place' in various ways. In some instances they are of the same period as the surrounding residential buildings, and use the same materials and detailing within a traditional form that reflects the original commercial function. Sometimes the construction methods and materials are more robust, reflecting the fire-safety concerns that arise when building to a common boundary.

Typically by the end of the 19th Century timber-frame construction had given way to plastered brick, but commercial buildings retained a formality of design that was dissipating in the domestic architecture of the suburbs. A high level of crafting still persisted, expressed in plaster decoration applied to the building rather than intricately-machined timber. A masonry substrate also allowed the use of decorative tiles. A level of crafting was also introduced in lead-light glazing, typically at the top of the shop-front joinery. This approach to shop-front design, and the welcoming gesture of the recessed doorway, was typical until the end of the Inter-War period.

Similarities and contrasts within clusters of these buildings add additional interest. Evolving design traditions and preferences reflected in each building give a sense of the development of each locality over time, and reflect the social history. Some buildings are still named for their originator.

The physical qualities of the buildings are a mirror of the social history, illustrating patterns of land use, the evolution and development of each place, previous ways of life, and craft skills that are now disappearing. The buildings in the areas covered by Plan Change 33 have generally been selected for their physical qualities, relationship to surrounding commercial and residential development, and level of originality.

For each building in the identified Business-zoned land, an evaluation of its relative contribution to the historic character of its context has been made. Revisions to the original evaluations have been made after the receipt of submissions, and in the light of additional research. The revised evaluation is expressed in the following sections as being a strong or clearly significant contributor (Group 1), or a moderate but still significant contributor incorporating traditional high-quality materials and detailing in the original fabric such as brick (possibly rendered with plaster), timber cladding and timber window and door joinery (Group 2). Buildings in Groups 1 and 2 have an historic character that would be irretrievably lost through demolition.

A different approach has been adopted in Wynyard Street, Devonport, where the buildings are typically from the Post-War period and the street is valued more for its 'gritty' and fine-grained industrial aesthetic. This has led to a third and distinct category which has been used to include some of the buildings in Wynyard Street. Wynyard Street includes one scheduled industrial/commercial building from the mid-20th Century, but the majority of buildings are moderate contributors in lower quality materials such as concrete block, concrete and steel cladding. Overall the street has an industrial aesthetic, which has largely persisted despite some newer medium density residential developments, one of which uses a form reminiscent of previous development on the site. Apart from the single scheduled building, no control is proposed for the demolition of the buildings on Wynyard Street, because the character of the street can be retained through redevelopment.

Some buildings contribute little or nothing to the historic character of the area in which they sit. These buildings have not been classified in any of the three groups. For these buildings there is no control on demolition, but control on redevelopment allows the historic character of the area to remain uninterrupted through redevelopment.



Figure 1: The lowest section of Victoria Road, Devonport, as seen from the north when looking towards the harbour. The Esplanade Hotel is on the far left.

The largest area considered under Plan Change 33 is the Devonport commercial area. Although this area which occupies the lower part of Victoria Road no doubt had its origins as a small local shopping area, it has expanded considerably since the late 19th Century to include banking and postal activities as well as municipal and community facilities. The lowest section of Victoria Road was subdivided in 1863. Immediately to the west of this (as referred to above) is Wynyard Street, subdivided the following year containing a remnant of industrial activities that were once more widespread. The early cottages in Wynyard Street have now been replaced by a new generation of buildings reflecting their industrial, commercial, retail and residential uses, but the pattern of the original subdivision largely persists, giving the street a generally ‘fine-grained’ character. To the north of this (also west of Victoria Road) is further commercial development developed throughout the 20th Century varying in age and style. This area contains the last vestiges of light industrial activity, a supermarket and a variety of other commercial premises now including offices, showrooms and shops and a post office, mostly developed over the last fifty years.



Figure 2: Wynyard Street as viewed from the north.

It is noteworthy that the historic character of these areas can display aspects of consistency as well as aspects of variety. Frequently this relates to the period of subdivision and the rate of development of the area. It can also result from events such as the fire that devastated the commercial development on the lower part of Victoria Road in the late 19th Century. Much of the commercial development that followed shortly after this event reflects late Victorian and Edwardian design preferences, and not unexpectedly the design aesthetic is expressed in plastered masonry rather than timber. This has resulted in a higher consistency of appearance than is displayed in other areas that have grown more organically in response to sequential subdivision activity and residential development.

Further Analysis - Birkenhead

Hinemoa Street in Context:

Hinemoa Street runs from the Birkenhead Wharf to the Highbury shops. It has a largely historic residential character, but also includes some commercial precincts. Some of these have an historic character and heritage values arising in part from their origins in the development of Birkenhead as a coastal settlement which ultimately became contiguous with the suburban development of Auckland's North Shore. Hinemoa Street is generally surrounded by historic residential development with varying levels of residential infill development. At the top of Hinemoa Street as it approaches Highbury there is an increasing level of commercial development, only some of which contributes to the historic character seen in parts of Highbury.

Description and Assessment of 80-94 Hinemoa Street, 8-10 Rugby Road and 100-112 Hinemoa Street:

Centred at the intersection of Rugby Road, this is an eclectic collection of buildings on a number of sites in two contiguous blocks.

On the south corner of Rugby Road is the former Marinovic Building at **94 Hinemoa Street** is a neighbourhood landmark and is scheduled for protection. This building is in an ornate Edwardian Free Classical style in brick, has demonstrable heritage values and makes a very strong contribution to the historic character of the area. It has been assessed as making a strong contribution to the historic character of the area and accordingly has been assigned to **Group 1**.



Figure 3: The landmark and highly original Marinovic building at 94 Hinemoa Street is seen on the left in this picture. Other Group I buildings are to the north of this, beyond the intersection with Rugby Road.

To the south are various commercial buildings without a strong historic character (which have not been classified). Ironically what appears to be a villa at **82 Hinemoa Street** is a recent replica which is considered to have a heritage character but no heritage values *per se*. West of the former Marinovic building on Rugby Road is a **recent development using traditional** forms which remains unclassified, as a building with a character that is inherently replaceable. Further to the west Rugby Road meets Palmerston Street, a street with a strong historic residential character.

On the north corner of the intersection of Hinemoa Street is two-storey Edwardian retail/residential building in brick at **100 Hinemoa Street**, which is scheduled in the district plan, sharing its site with a small commercial building in Inter-War Stripped Classical style, which may have been constructed as a workshop. **The two-storey corner building** is a key element in the historic urban fabric which complements the former Marinovic Building in terms of its height, age and style, and accordingly has been assigned to **Group 1**.

Its **immediate neighbour** on the same site at **100 Hinemoa Street** makes a lesser but still significant contribution to the historic character, partly because of its modern shop-front and partly because of its later style, and accordingly has been assigned to **Group 2**.

The site to the north of this (**108-110 Hinemoa Street**) has a single-storey retail building in Inter-War Stripped Classical style in front of a villa set well back from the street. Retaining its original shop-front detailing, this building makes a strong contribution to the historic character of the area on account of its originality and the juxtaposition of the commercial building and residential building behind, reflecting the development of the commercial centre over time. This villa is considered an integral part of the development on the site, and a strong contributor to the pattern of residential development of the area, and accordingly has been assigned to **Group 1**.

On its northern boundary is a villa, scheduled in the district plan, **which is a former police station with a cell block at the rear**, now used as a community house. This building is scheduled in the district plan, and is assessed as contributing strongly to the historic character of this area which includes early residential and commercial buildings. Accordingly it has been assigned to **Group 1**.

Description and Assessment of 83 Hinemoa Street:

The site at **83 Hinemoa Street** contains a former service station and workshop complex. This includes a canopy facing Hinemoa Street, a former office/workshop facing Hinemoa Street (later used for retail purposes) and a ground floor workshop facing into the site. The site is largely surrounded by historic residential development. The existing building is not considered to complement or contribute to the historic character of the area, and has not been classified.

Description and Assessment of 128-140 Hinemoa Street:

This group of buildings is on the western side of Hinemoa Street, dating from the first half of the 20th Century or before. It includes a two-storey retail/residential block in timber with a street verandah at 128-130 Hinemoa Street, a single-storey retail building (of uncertain origin) in timber in front of a house at 132 Hinemoa Street, a hip-roofed villa with a shop under the forward gable and a street verandah at 134A Hinemoa Street, and a single-storey retail block in Inter-War Stripped Classical style with a street verandah at 140 Hinemoa Street. Each of these buildings contributes to a varied retail strip on this part of Hinemoa Street. It is also noted that here is also a considerable and unusual originality in the shop-front detailing of some of these buildings.



Figure 4: The buildings at 128-140 Hinemoa Street as seen from the north. At the far end of the row is 140 Hinemoa Street, scheduled in the district plan for its heritage values.

The two storied retail/residential block in timber with a street verandah at **128-130 Hinemoa Street** has twin gables and original shop-front detailing. It is scheduled in the district plan for its heritage values, and is a landmark in the area. It is assessed as contributing strongly to the historic character of the area, and accordingly has been assigned to **Group 1**.

The buildings at **132 Hinemoa Street** include a gabled timber building of uncertain origin, close to the street boundary, and a house behind. While compatible with the historic character of the neighbourhood in terms of form and materials, this building appears to date from about 1940, and have domestic rather than commercial origins. It is not a visually dominant or notable building and is not considered to make a significant or authentic contribution to the historic character of the area. It has not been classified.

The hip-roofed villa with a shop under the forward gable and a street verandah at **134A Hinemoa Street** contributes strongly to the historic character of the retail strip, and reinforces the residential patterns evident in the adjacent historic residential development. It is considered to contribute strongly to the historic character of the area, and accordingly has been assigned to **Group 1**.

The single-storey retail block in Inter-War Stripped Classical style with a street verandah at **140 Hinemoa Street** has a high degree of originality in its shop-front. Although from a slightly later period than the timber commercial buildings in the vicinity, it is considered to make a significant

contribution to the historic character of the context, and accordingly has been assigned to **Group 1**.

Description and Assessment of 182-202 Hinemoa Street:

This group of sites is on the western southern side of Hinemoa Street between Mariposa Crescent and Rawene Road.

182 Hinemoa Street started its life as villa, probably in the early 20th Century, but has been extended (at the front) in a bungalow style, and further altered over the years. Its contribution to the historic character is now regarded as low. It has not been classified.

The building at **184-186 Hinemoa Street** is a two-storey commercial building from the later decades of the 20th Century. It is not considered to contribute to the historic character of the area and has not been classified.

The building at **188-192 Hinemoa Street** is a house from the early to mid-20th Century, apparently with 'villa-style' additions that make it appear as a modernised villa at first glance. It is considered to make a low contribution to the historic character of the area and has not been classified.

The building at **194-198 Hinemoa Street** is a recent modern commercial building that does not contribute to the historic character of the area and has not been classified.

The building at **202 Hinemoa Street** is the former Sutcliffe Garage, now in commercial use. In the 1920s this was a landmark on the edge of Highbury, highly visible across the Council reserve. Now surrounded by larger development including the new Birkenhead library, it has lost much of its historic prominence. The eastern wall of the block, now including aluminium windows, remains visible to the street, while the eastern wall if concealed by the library building. Some modern aluminium shop-front joinery in the street façade also detracts from the historic character of the building. It is now considered to make a much diminished contribution to the historic character of the area and has not been classified.

Further Analysis - Northcote Point

Queen Street

Queen Street in Context:

Queen Street extends from Stokes Point to Onewa Road. While some of the earliest residential subdivision took place at Stokes Point to create the 'Town of Woodside', houses from the Victorian and Edwardian periods can be found in most parts of Queen Street, along with infill development from later periods, including bungalows. As would be expected some of the early houses have been modified. Overall, however there is an historic character which has allowed the street to be zoned as residential heritage.

Some of the earliest commercial buildings in Northcote Point have been converted for residential use. Others remain in commercial use, for which a Business zoning has been applied.

Description and Assessment of 173 Queen Street:

The building at **173 Queen Street** is a transitional villa with twin gables facing Queen Street, aligned to the front boundary of the site, suggesting it was either constructed as a shop (or pair of shops) or moved forward to be adapted for this purpose. A pedimented parapet with stripped down detail sits in front of each gable. Although the shop-front joinery also appears to have been modified, a recessed central door way remains. The suspended street canopy also appears to be of later origin than the original building, or modified from the original design. These modifications can be regarded as generally cosmetic, still allowing the building to make a significant contribution to the historic character of this part of Queen Street. Accordingly the building has been assigned to **Group 1**.

Description and Assessment of 141-143 Queen Street:

The sites at 141 and 143 Queen Street include a contiguous row of single storey shops extending across both sites, with a villa behind, actually sited on **143 Queen Street**. The shops on the same lot appear to be relatively modern, and do not contribute to the historic character of the area. Accordingly, these **shops** have not been classified. The roof of the villa at the rear can be seen above the shops, showing it as a continuation of the pattern of early housing in the area. Being otherwise obscured, this house is considered to give a moderate contribution to the historic character of the area, and accordingly has been assigned to **Group 2**. The shop at 141 Queen Street appears to date from the Inter-War period. It has a raised parapet facing the intersection of Queen Street and Stafford Road. It makes significant contribution to the historic character of the area, and accordingly has been assigned to **Group 1**.

Description and Assessment of 115 Queen Street, 120-128 Queen Street and 130 Queen Street:

These three buildings occupy three of the four corners at the intersection of Queen Street, Clarence Street and Bartley Street.

The building at **130 Queen Street** is a single-storey shop in timber with notable classical detailing, attached to a formerly single-storey Edwardian house, now with a roof addition. The building is scheduled in the district plan. Despite the roof additions, the building, and in particular the retail component, makes a strong contribution to the historic character of the area. Accordingly it has been assigned to **Group 1**.

Description and Assessment of 120-128 Queen Street:

The buildings at **120-128 Queen Street** formerly included a motor garage and bus depot, which were later modified to accommodate a cinema. This building, which is scheduled for protection, now houses the Bridgeway Theatre and an associated café and bar. It is considered to make a significant contribution to the commercial character around the intersection, and accordingly has been assigned to **Group 2**.

Description and Assessment at 115 Queen Street:

The former Northcote Post Office at **115 Queen Street** has street facades in a late Inter-War Stripped Classical style (with Art Deco influences), behind which is a Marseilles tile roof characteristic of domestic architecture of the Inter-War period. This scheduled building now houses a restaurant at the front and an office accessed from Bartley Street. While sympathetic to the residential character of the area in terms of its form, it also contributes to the commercial character around the intersection. Overall it is considered to make a significant contribution to the historic character of the area. Accordingly it has been assigned to **Group 1**.

Further Analysis - Devonport

Victoria Road

Victoria Road in Context:

Victoria Road begins on the waterfront, and includes the historic commercial heart of Devonport. The main commercial area extends almost to the bend in the road below Mt Victoria. Victoria Road has a predominantly residential character above this point, although there are also some other building types.

Description and Assessment of 1-103 Victoria Road and 6-56 Victoria Road:

The commercial heart of Devonport has a historic character largely defined by the abundance of notable heritage buildings scheduled in the district plan. The historic character and other heritage values of these buildings are well documented in Council records and other sources. On the western side of the road there is a predominance of two-storey commercial buildings, developed soon after a fire late in the 19th century or in the decades that followed. On the eastern side of the road, the buildings are more varied in character and reflect the later displacement of residential activity by the use of styles of the 1920s onwards. Immediately beyond the Victoria Theatre, a block of flats in Art Deco style has an underlying residential zoning.

Scheduled buildings, all of which make strong contributions to the historic character and sense of place in Devonport, and accordingly have been assigned to **Group 1** are as follows:

- The Esplanade Hotel at **1 Victoria Road** is reputed to be a copy of the Esplanade Hotel in Brighton. This building is a three-storey landmark in Free Classical style and includes quoins, Dutch gables and an ornate parapet, with hints of the Edwardian Baroque style. It dates from the early Edwardian period, and fully exploits the prominent corner facing the waterfront and adjacent reserves.
- The former Post Office at **3 Victoria Road**, remodelled in Art Deco style and modified to become the Devonport Borough Council building in 1940.
- The Oliver Mays building at **5-19 Victoria Road**. This two-storey plastered brick masonry building in Free Classical style dates from the late Victorian period, but was built in stages. It has shops on the ground floor and offices above.

- The former Devonport Post Office, constructed in the late 1930s as a two-storey building in Art Deco style, at **10 Victoria Road**.
- The former Bank of New Zealand Building at **14 Victoria Road**, is a two-storey example of Stripped Classical architecture typical of banks of the era. Constructed in the mid-1920s with a banking chamber and offices on the ground floor and the bank manager's residence (including an open-air sleeping porch fashionable in this era) on the first floor, it has been modified internally for use as a bar and restaurant.
- A two-storey retail/residential block at **18 Victoria Road** reflecting English Domestic and Arts and Crafts style influences, with its first floor verandahs now enclosed, constructed in the mid-1920s.
- A two-storey retail/residential building at **25 Victoria Road**, constructed in the early 1890s in a style similar to the Mays Building.
- A one-storey pair of shops in Inter-War Stripped Classical style at **38 Victoria Rd**, constructed the 1920s to house butcher's premises.
- A two-storey commercial building, sometimes referred to as the 1888 building (referring to the date of construction of part of the building which is recorded on the façade), in Free Classical style with Italianate overtones. at **33-39 Victoria Road**.
- A two-storey commercial building, sometimes referred to as Buchanan's Building from the late 19th Century, at **41-43 Victoria Road**. In Free Classical style, this building uses false quoin detailing similar to the 1888 Building.
- A two-storey commercial building in Free Classical style dating from the early 1900s formerly known as the Johnston and Noble building at **49 Victoria Road/12 Clarence Street**.
- A two-storey commercial building in Free Classical style dating from the late 19th Century at **53-55 Victoria Road**, known as Verran's Building.
- The Victoria Theatre at **56 Victoria Road**, developed in the late 1920's from an earlier theatre, behind an extended façade modernised to an Art Deco idiom.
- A two-storey commercial building in Free Classical style dating from the turn of the 20th Century at **57-59 Victoria Road**.
- A two-storey commercial building from the mid-1920s known as the Devonia Building at **61-67 Victoria Road**. This building demonstrates influence from the Vienna Secession style as well as the Stripped Classical style typical of the Inter-War years.
- A two-storey commercial building in Edwardian Baroque style at **69-71 Victoria Road**.
- A two-storey Edwardian Free Classical building known as Alison's Buildings, with major alterations from the 1930s resulting in an unconventional appearance in the applied plaster detailing, at **73-79 Victoria Road**.

- A small two-storey Edwardian building in Free Classical style, originally constructed for the Auckland Gas Company at **81 Victoria Road**.
- A two-storey Edwardian building in Free Classical style, originally known as Watkin's Buildings at **83-85 Victoria Road**.
- A two-storey Edwardian Free-Classical style building known as Princess Buildings, originally known as Hardley's buildings, at **95-103 Victoria Road**. This is a late example of its style showing influences of the Edwardian Baroque style.

One building on Victoria Road that is not scheduled but contributes at least moderately to the historic character of the centre is the building at **27-29 Victoria Road**.

Uncharacteristically for this part of Devonport it is single-storey, but is notable for its barrel-vaulted street canopy, hipped roof incorporating roof-lights to provide natural light to the interior of the shops, and quite original shop-front joinery. In accordance with its historic character and contribution to the group of buildings in lower Victoria Road this building has been assigned to **Group 2**.

Other buildings within the main commercial area in Devonport contribute little to the historic character of the area, and have not been classified. These buildings include the highly-modified former house at 24 Victoria Road, that had an addition to the front at some time prior to the construction of a new verandah, and is considered to be too altered for classification



Figure 5: View from Victoria Road to Mount Victoria, Devonport. The Devonia Building at 61-67 Victoria Road is seen at the extreme left. The large building seen in silhouette against Mount Victoria is the Victoria Theatre, Both these buildings are scheduled in the district plan.

Description and Assessment of 161 Victoria Road:

Opposite the Devonport Presbyterian Church, the site at **161 Victoria Road** contains two shops, possibly dating from the early-20th Century, with gabled roofs. On the rear of the site is a relatively recent residential building, but the wider context of the commercial buildings is otherwise historic residential, with a predominance of houses in the villa style. The shop-fronts have been significantly changed, and inauthentic ‘period’ detail added, but the form and materials of the building retain a strong relationship with the buildings in the wider context. For this reason these shops are considered to make a significant contribution to the historic character of the area, and accordingly have been assigned to **Group 1**.

Description and Assessment of 183 Victoria Road:

The building at **183 Victoria Road** is a relatively recent rendition of ‘colonial style’ in a two-storey timber building with a hipped roof, within a precinct dominated by historic residential development, but includes later development including a row of later flats immediately to the south. It incorporates a Victorian or Edwardian chimney, but other than this there are no external signs of any historic fabric. While the general form and materials of the building result in a compatibility with the surrounding historic residential development, a new building could provide a similar contribution. The building has not been classified.

Wynyard Street

Wynyard Street in Context:

To the west of Wynyard Street is a historic residential area including some of the earliest houses in Devonport. To the east are the (backs of) historic commercial buildings which are part of a precinct in Victoria Road. To the north is a commercial area, and to the south the Devonport waterfront.

Description and Assessment of 1-21 Wynyard Road:

In terms of land use, Wynyard Street is the last remnant of Devonport’s rich industrial past, which previously included timber and maritime industries. The street currently hosts light industrial, commercial and residential activities, as well as some retail uses. Early photographs suggest that most of the existing buildings have replaced colonial cottages similar to some of those remaining in Anne Street further to the west. Nevertheless much of the original subdivision pattern survives, resulting in a ‘fine-grained appearance’ in the predominantly 20th Century development. The character of the street still reflects the industrial phase of development in Wynyard Street, but in recent years the construction of apartments has diluted this character.

A scheduled mid-20th Century commercial/industrial with a glazed brick frontage is at number **20 Wynyard Street**. This unique building is considered to make a significant contribution to the historic character of the area, and accordingly has been assigned to **Group 1**.

The houses at 14 and 16 Wynyard Street appear to have been relocated to their current sites. Only the house at **14 Wynyard Street** retains a street-level location typical of the traditional

character of Devonport's early residential streets. Its contribution is diminished by the rear additions which fill the site and diminish the residential character that would have otherwise existed. While this house is a reminder of the historic residential use of Wynyard Street, it is inconsistent with the now-predominant industrial/commercial character, and has not been classified. The house at **16 Wynyard Street**, in its highly modified condition on a modern basement, is not considered to make a significant contribution to the predominant character of the street, and has not been classified.

An early to mid-century industrial character is evident at **6-12 Wynyard Street, 17 Wynyard Street, 19 Wynyard Street and 21 Wynyard Street**. These buildings vary in style and condition. Some have been modified. They have a generalised industrial character that is more amenable to replication than other buildings which have an historic character based on traditional materials such as brick and timber, used with a high level of crafting. These buildings have been assigned to **Group 3**, which applies to Wynyard Street only.

Other buildings in Wynyard Street make little or no contribution to the historic character, and have been not been classified.

It is noteworthy that the subdivision pattern, dating from the sale of the land in Wynyard Street in 1864, still persists in much of the street. The resulting pattern and grain of development that has resulted is regarded as something worthy of protection, even though the individual buildings may not be.



Figure 6: A new addition to Wynyard Street which is entirely of today in terms of its design, but which successfully responds to the industrial aesthetic of its context. To the left is a 'pastiche' style development which is considered to be less successful in that it is a contrivance which does not belong either in a historic period or today.

Calliope Road in Context:

Calliope Road occupies ridge above the harbour, which leads to Stanley Bay. It is generally characterised and surrounded by residential development from the late-19th Century to the early-20th Century. On the south side of part of Calliope Road is the Devonport Naval Base, as well as a number of period houses now associated with the Base.

Although largely characterised by period housing, as described above, there are also other building typologies present, many relating to retail functions. The Naval Base has its own history and character, generally reflecting the functional requirements of a working defence facility. Adjacent to this is a church in Arts and Crafts style, scheduled in the district plan. Closer to Victoria Road is a former church and a former fire station. A number of other buildings in Calliope Road have their origins in retail uses, and reflect the ‘walking suburb’ that developed prior to the widespread use of the motor car and for that matter the refrigerator. These buildings are scattered along the road, and were previously occupied by shops such as grocer’s and butcher’s shops, selling the staples of daily life within an easy walk of their customers, many of whom would have relied only on a meat safe or ice box for the storage of perishables.



Figure 7: The scheduled building at 86 Calliope Road sits in a row of houses of similar age, but different form and materials.

Description and Assessment of 86 Calliope Road:

The building at **86 Calliope Road** is a two-storey early-20th Century commercial/residential building in brick masonry, that is scheduled in the district plan for its heritage values. It is a landmark building in this neighbourhood and is considered to make a strong contribution to the historic character of Calliope Road. Accordingly it has been assigned to **Group 1**. To the west side is a row of transitional villas, similar in age to this building. To the east is a bungalow of a style common in the 1920s, flanked by a row of villas.

Description and Assessment of 72 Calliope Road and 1 Kiwi Road:

This small pocket of business use is surrounded by residential development, with a predominance of villas, and can be considered complementary in a historical sense as well as architecturally.

The building at **1 Kiwi Road** is a two-storey Late Victorian or Edwardian commercial/residential building in timber, scheduled in the district plan. It has a hipped roof clad in corrugated iron and weatherboard cladding. The upper level predominantly features double-hung windows, while the lower level has a replacement shop-front designed with a sympathy to the historic character of the building, and a bull-nosed verandah at the Calliope Road end of the building. This building is broadly contemporaneous with the villa houses in the vicinity. It is considered to make a strong contribution to the historic character of the area, and accordingly has been assigned to **Group 1**.

Immediately to the west is **72 Calliope Road**, which contains a two-storey square villa with a hipped roof set several metres back for the road frontage behind a carport, with a partial front verandah. Attached to the house (and adjacent to the carport) is a small brick shop extending forward to the street boundary where there is a timber parapet above the shop-front and a street verandah. The shop and house at 72 Calliope Road are scheduled in the district plan and are considered to make a significant contribution to historic character of the area. Accordingly the building has been assigned to **Group 1**. In terms of the historic character the car-port is an intrusive structure.

Description and Assessment of 31 Calliope Road:

The building at **31 Calliope Road** (with a later apartment addition) is scheduled in the district plan. It was originally constructed as two separate shops in the early decades of the 20th Century. One of these, now combined into a single building, has a second storey. The original drawings show the two-storey building in an Edwardian style. As it exists today, the building has been stripped of its detail, resulting in a plain cubic form, giving the building a more modern character than the period houses in the vicinity. Nevertheless, it is a neighbourhood landmark with established heritage values. It is considered to make a significant contribution to the historic character of the neighbourhood, and accordingly has been assigned to **Group 1**.

Clarence Street

Clarence Street in Context:

Clarence Street runs west from Victoria Road, and extends the Devonport commercial precinct with some larger-format premises. On the northern side is Bartley Terrace and adjacent to this Devonport Square surrounded by development put in place since 1960.

Description and Assessment of 28- 30 Clarence Street:

At the western end of the commercial precinct in Clarence Street are two-storey commercial buildings at **28-30 Clarence Street**, constructed since 1960. The building at number 30, which includes a community facility, has been visually softened by later additions of a domestic scale. These buildings do not have strong heritage associations, but represent their period of development and give a sense of continuity to Devonport's development history. These buildings replaced a number of houses known to be present in the late 1950s. Unlike the development in Wynyard Street that mostly observed the historic subdivision pattern, in this part of Devonport it is lost, as it has also been in the parking areas to the east. While these buildings illustrate the more recent development history of Devonport, their contribution is not considered sufficient to justify additional controls over and above those which now apply through the recently-adopted urban design code. Additionally, the remaining houses surrounding these sites generally relate to a later prior than those typically in view in the Residential 3 zone controls, or have been highly modified, suggesting that the 'interface' issue that is important in other areas is less important in this part of Clarence Street. The buildings at 28-30 Clarence Street have not been classified.

The building at 18 **Clarence Street** is orientated towards the west. It is a modern building designed in sympathy with the historic character of the wider area, but it is also of a character that is readily replaceable. The building plays a role in establishing a buffer between the Devonport Square and the car-park area and the development on or close to Victoria Road. It has not been classified.

Description and Assessment of 14-16 Clarence Street

The building at **14 Clarence Street** is a single-storey commercial building with a pronounced parapet and verandah. The front portion was an addition to an earlier building and dates from the middle of the Inter-War era. It appears to retain much of its original shop-front detailing, including a recessed central doorway. The parapet bears the name of the original owner within a decorative arch surmounted by a lion's head. It is almost opposite former Devonport Telephone Exchange. The contribution the front addition makes to the historic character of the area is moderate. It has therefore been assigned to **Group 2**. It is acknowledged that the building behind does not participate in the historic character of the area in terms of its streetscape.

Description and Assessment of 5 Clarence Street

The building at **5 Clarence Street**, now a café, is the former Devonport Telephone Exchange, and is scheduled in the district plan. It is in close proximity to Victoria Road, and contributes strongly to the historic character of the area. Accordingly it has been assigned to **Group 1**. Further to the west on the southern side of Clarence Street the commercial buildings do not contribute to historic character of Devonport, and have not been classified.



Figure 8: The modern building at 18 Clarence Street. Beside this (to the east) the high parapet of the building at 14-16 Clarence Street is visible.

Bartley Terrace

Description and Assessment of 31-35 Bartley Terrace:

A recently redeveloped supermarket building is located at **35 Bartley Terrace**, and a recently redeveloped three-storey commercial building at **31 Bartley Terrace**. These buildings are not considered to contribute to the historic character of the area, and have not been classified.

Fleet Street

Detailed Description and Assessment of 1-6 Fleet Street:

The building fronting the street at **1 Fleet Street** is a small retail building, possibly from the Inter-War period, with a very narrow frontage. This small building is considered to make a moderate but important and interesting contribution to the historic character of the area, partly because it departs from the usual orthogonal plan form. It also forms a 'book end' to the group to the development extending from Victoria Road, beyond which there is an open character associated with car manoeuvring and parking. Accordingly this small building has been assigned to **Group 2**.

Behind this is an industrial building seen more from the west across the car-parking area, dating from the second half of the 20th century, with its own character that differs from those in the vicinity. The north side of street (**2-6 Fleet Street**) has development of varied character from the second half of the 20th century, without a particular historic character. While not important in its own right, this development plays an important role as a buffer between the rear parts of the Victoria Road buildings and the car-parking area to the west. It could readily be replaced with new development performing the same function. It has not been classified.



Figure 9: The small building fronting the site at 1 Fleet Street forms a ‘book-end’ to the development extending from Victoria Road.

Church Street

Church Street in Context:

Church Street extends northwards from King Edward Parade. After a short distance Vauxhall Road veers to the right as a well-used local road which runs behind Cheltenham Beach to Narrow Neck. At this intersection Church Street continues as a local road. The wider context generally has a historic residential character, but includes a church, the former Devonport Borough Council power station further up Church Street, and directly across the street in Church Street, a two-storey late Victorian or Edwardian former retail/residential building in brick next to a small reserve.

Description and Assessment of 29 Church Street:

This site at **29 Church Street** is on the corner of Church Street and St Aubyn Street and hosts two buildings, one a two-storey late Victorian or Edwardian retail/residential building in timber, with a hipped roof behind a front parapet, and the other a single-storey retail building of mid-20th Century design. The **two-storey building** is a prominent feature in the neighbourhood, and is considered to contribute strongly to its historic character. It is therefore assigned to **Group 1**. The **single-storey building** has a general compatibility with the area in terms of its scale, but is not considered to make a significant contribution to the historic character of the area. It has not been classified.

King Edward Parade

King Edward Parade in Context:

King Edward Parade is the waterfront road extending from the foot of Victoria Street eastwards to Torpedo Bay. While there are few buildings on the southern (seaward) side of the street, the northern side has a varied character but predominantly historic residential character. At the foot of Church Street, however, are buildings relating to a once-thriving commercial centre which previously had its own wharf and competed with the commercial centre around Victoria Road.



Figure 10: Buildings at the intersection of King Edward Parade and Church Street. At the far left is the Masonic Tavern at 29 King Edward Parade. The single-story commercial building at 35 Kind Edward Parade retains original shop-front joinery.

The former Masonic Tavern at **29 King Edward Parade** is on the western corner of Church Street and King Edward Parade. The heritage values of its façade and roofline are recognised in the district plan schedule. There is a consented development to largely redevelop the site behind a repaired but modified façade. The development is to incorporate another early building on the site, which has an historic character which is similar to the historic residential buildings to the north. As it stands before the commencement of the redevelopment, the **Masonic Tavern** is considered to a strong contribution to the historic character of this part of the Devonport waterfront, and is therefore assigned to **Group 1**. The **Boarding House** to the rear is partly shielded from view, and makes a lesser but still significant contribution. Accordingly it has been assigned to **Group 2**.

Detailed Description and Assessment of 33 King Edward Parade:

The site at **33 King Edward Parade** is on the eastern corner of Church Street and King Edward Parade. The main building on the site is a two-storey commercial building in Edwardian Baroque style, which is scheduled in the district plan. Other structures have been added to the side and the rear. There is scope for further development on the site to the east and north of the existing buildings. The building is considered to make a strong contribution to the historic character of the area, and accordingly has been assigned to **Group 1**.

Detailed Description and Assessment of 35-39 King Edward Parade

The site at **35-39 King Edward Parade** includes a late Victorian or Edwardian single-storey retail building in timber with mono-pitch roof concealed behind a street verandah (which retains its original shop-front joinery), as well as a two-storey building originally constructed in concrete as a retail/residential building, but now adapted to residential use with extensive repair in lightweight materials. Behind this building is an outbuilding that is not seen from the street. While only the two-storey building is scheduled for protection in the district plan, both it and the adjacent retail building make a strong contribution to the historic character of this small commercial centre, despite the loss of commercial activities. Both the street-fronting buildings are considered to make a strong contribution to the historic character of this part of the Devonport waterfront, and accordingly are assigned to **Group 1**.

Vauxhall Road

Vauxhall Road in Context:

Most of Vauxhall Road in Devonport has an historic residential character, although there are areas of open space. There is a dairy dating from the Inter-War to Mid-20th Century period in the frontage of a village near the south end of Vauxhall Road (on the corner of Burgess Road). There is also a local shopping area centred around the intersection of Tainui Road, which includes shops dating to the Inter-War period, some of which are also on the frontage of period houses.

Description and Assessment of 16 Vauxhall Road:

The site on southern corner of Vauxhall Road and Burgess Street hosts a villa in late Victorian or Edwardian style, in front of which is a shop from the Inter-War or mid-20th century periods. It is surrounded largely by historic residential form a similar period to the original house on the site. Both the shop and the house at **16 Vauxhall Road** can be considered to make a significant contribution to the historic character of the accordingly have been assigned to **Group 1**.



Figure 11: The commercial buildings at 87-91A Vauxhall Road, built in the years following the construction of the villas behind.

Description and Assessment of 87-91A Vauxhall Road:

The shops on the western side of the road (Vauxhall Road) appear to have been built between about 1910 and 1940. Some of these have been constructed on the frontage of the villa-styled houses that are predominant in the wider context. Unfortunately the villa behind the shop at 89 Vauxhall Road has had its roofline modified, reducing its contribution to the historic character of the area to a moderate one. The shop itself is considered to make a significant contribution due to its Inter-War Stripped Classical style, despite the modifications to its shop-front. Accordingly, the **shop** has been assigned to **Group 1**, while the **house** has been assigned to **Group 2**.

To the south, the Inter-War Stripped Classical style building at **87 Vauxhall Road** has its own site, adjoining the rear of a Residential 3 site containing a villa. This commercial building appears to have been built for the Auckland Meat Company in 1923. Despite the replacement verandah and the loss of much of the original shop-front joinery, the presence of the distinctive

tripartite brick and plaster pedimented parapet allows the building to still contribute strongly to the historic character of the area. Accordingly it has been assigned to **Group 1**.

To the north of 89 Vauxhall Road, the site at **91A Vauxhall Road** contains a small shop in a plain rendition of Inter-War Stripped Classical style. To the rear of this is a house in villa style. The shop and the house, which reflects the historic residential development in the area, are considered to make a significant contribution to the historic character of the area. Accordingly they have been assigned to **Group 1**.

Detailed Description: 64-66 Vauxhall Road:

The shops and service station on the eastern side of Vauxhall Road date from the second half of the 20th century, and are not consistent in age or style with the wider historic residential context. A well-designed replacement building would offer an equal or greater contribution to the area. These buildings have not been classified.

Tainui Road

Detailed Description: 7 Tainui Road

The two-storey residential/commercial on the corner of Tainui Road and Eton Avenue, formerly including the Domain Dairy, is now in full residential use. Its two-storey form makes it something of a landmark in Cheltenham. Its materials and detailing are generally similar to the villas in the surrounding area, although shop-front joinery has been retained. This building, which is scheduled in Category B in the district plan, was inadvertently not assessed in the previous Section 32 material, but is considered to be appropriate for inclusion in Category I.

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