

Gillespie House (former) - ID 00854

59 Seaview Road, Glenfield



Figure 1: Gillespie House (former) (Auckland Council, 11 August 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of the Gillespie House (former) to determine whether it meets the Auckland Unitary Plan (Operative in part) (AUP) thresholds for scheduling as Category A or Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils¹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

¹ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 11 August 2020.

SCHEDULING INFORMATION

| | |
|--|----------------------------|
| Schedule ID | 00854 |
| Place Name/and/or Description | Gillespie House (former) |
| Verified Location | 59 Seaview Road, Glenfield |
| Verified Legal Description | LOT 50 DP 51749 |
| Category | A* |
| Primary feature | Residence |
| Known Heritage Values | A, F, G |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 2: Historic Heritage Overlay Extent of Place (EOP) for ID 00854 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Gillespie House was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

Gillespie House (former) was included in the AUP as a category A* place. The place is subject to Designation 4311 Defence purposes – protection of approach and departure paths (Whenuapai Air Base) in the AUP. The place is identified in the Auckland Council Cultural Heritage Inventory as Gillespie House (former) (ID 12938).

History²

The land on which the former Gillespie House now stands was first purchased by Alexander Gracie in 1902, and the house was possibly built soon after this.³ Gracie was from one of Glenfield's (known then as Mayfield) early farming families and the land on which the house was constructed formed part of Gracie's farm. The *Story of Rural Glenfield*, published in 1989, writes that Alexander Gracie lived in a house which still exists near the Windy Ridge School.⁴ Windy Ridge School is located across the road from the former Gillespie House.

The deeds index for the property records a conveyance in 1916 from Gracie to Gillespie and the house is named for Andy Gillespie, its second resident.⁵ Gillespie was a long-term Mayfield resident who worked as a cattle hand for the McFetridge family and also dug wells around the district for Takapuna Borough Council.⁶ The digging of wells was of particular importance to the borough, as there was no other provision for fresh water in Mayfield at that time.⁷ Gillespie bought land of his own in the district, including a six-acre block in the Wairau Valley, which is now an industrial park and the site of Kings Plant Barn. In 1916, according to historian Dinah Holman, Gillespie arranged to have a tiny portion of Gracie's land given to him free of charge by the council for his retirement, possibly in payment for his well digging.

Gillespie lived in the house until 1928, when it was sold to Amy May MacNeill, who owned the property for the next 14 years.⁸ After one other owner, in 1945 the property was purchased by an important local figure, Horace William Lamb. Having worked on the Birkenhead wharves for at least two decades, Lamb was a prominent unionist and was a member of the Birkenhead Unemployed Workers Association.⁹ In 1935, he was elected to the Birkenhead Borough Council. During his time as a councillor, he advocated for the amalgamation of the Northcote and Birkenhead Borough Councils, the conversion of Northcote High School to technical status, and a forty-hour week for outdoor council staff.¹⁰

² This history is taken from research undertaken by Auckland Council Heritage Researcher, Beth Maynard in December 2018

³ Deeds Index 21A 652

⁴ *Story of Rural Glenfield*, Valerie Rounthwaite, p.23

⁵ Deeds Index 27A 508

⁶ Glenfield Historical Society, p.37.

⁷ Auckland Council, p.372.

⁸ Deeds Index 27A 508.

⁹ *Auckland Star*, 9 May 1935, p.9; and *Auckland Star*, 7th July 1934 p.12.

¹⁰ *New Zealand Herald*, 19th November 1937, p.16; *New Zealand Herald*, 29th August 1935, p.12; and *New Zealand Herald*, 28th September 1935, p.17.

In 1950, Lamb sold the house to Albert Francis and Violet Payne, who at the same time purchased the adjoining lot.¹¹ Following the completion of the Harbour Bridge in 1959, Glenfield quickly changed, with the surrounding land being swallowed up in residential subdivision to cater for the new suburban growth.¹² When Albert died in 1964, the property was transferred solely to Violet Payne. The land was then divided into a cross lease with two units being built on the property.¹³

In 2008, a substantial addition on the western side altered the original form of the house.¹⁴



Figure 3. This is an image taken from Dinah Holman's report dated May 1994, demonstrating a more original version of the house. The sizeable addition has compromised the readability of the early cottage. (NSCC Site Pack).

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.

Gillespie House (former) is of historical significance for its connection to Glenfield's past as a rural farming community. The house was probably built in the first two decades of the 20th century by Alexander Gracie, a member of one of the community's early farming families. Following Gracie's ownership, the house became the home of local cattle hand and well digger, Andy Gillespie, after whom the house is named.

The house is also notable for its association with Birkenhead Borough Councillor, Horace Lamb, who lived in the house between 1945 until 1950.

¹¹ NA568/242

¹² Land Survey 51749, Waitemata County Council.

¹³ NA568/242

¹⁴ North Shore City Council Resource Consent LD-2127749

Gillespie House (former) has **moderate local** 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.

Occupying its Seaview Road site for over 100 years, the house is an important physical reminder of a way of life associated with the development of Glenfield as a rural farming community. However, the house does not appear to have a special association with any community or cultural groups or to be held in high public esteem.

Gillespie House (former) has **little 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.

Gillespie House has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the house.

Gillespie House 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.

Gillespie House (former) has little potential to provide knowledge of early settlement in the locality as it has been altered with substantial additions changing the original layout of the house.

Gillespie House (former) has **little local** knowledge value.

Technology

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

The house is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials, and as such is considered to have no known technology value.

Gillespie House (former) has **no** technology value.

Physical attributes

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

The house is representative of a timber vernacular house that was commonly built by settlers in New Zealand in the 19th century and early 20th century. Originally the house would likely have had a simple gable-roofed rectangular form with a central front door flanked by double hung sash windows. A lean-to added to the rear provided extra room for the house occupants.

The house has since been substantially modified which has compromised its early physical attributes. With a large gabled addition on the western elevation, the original form of the house is no longer legible.

Gillespie House (former) has moderate local physical attributes value.

Aesthetic

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

The house has some aesthetic value in that it, in part, represents a past aesthetic taste of a simple farmer's house, which is now a rare find in the area. The house serves as a reminder of the distinct identity of the agricultural community which existed in the area prior to its development.

Gillespie House (former) has little local aesthetic value.

Context

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

The house is part of a small collection of farmhouses which survive from late 19th and early 20th century Glenfield, including Cox's House in Stanley Road. As such, Gillespie House (former) has some context value in its association with an historical landscape.

However, the rural setting in which the former Gillespie House was built has disappeared. Following the construction of the Harbour Bridge in 1959, the area changed. Farms and large lots were subdivided to make way for intense suburban development. The lot the house is situated on was also carved up to establish two other units on a cross lease, leaving little space to contextualise the former farmhouse. The overall effect of the intensification surrounding and within the site has changed the setting so dramatically that the context value is lost.

Gillespie House (former) has little local context value.

STATEMENT OF SIGNIFICANCE

The former Gillespie House has some historical importance as a surviving house associated with Glenfield's past as a rural farming community. Built in the early 20th century, the house is named after Andy Gillespie, who lived in it from 1916 until 1928. In the mid-20th century, it was occupied by a well-known Birkenhead Borough Councillor, Horace Lamb. Originally a simpler rectangular form, the house was altered in 2008 to resemble more of a villa form, compromising the physical attributes and aesthetic values of the place. The rural setting has been lost as a result of intense residential subdivision and development beginning in the 1960s, and the original context is no longer legible.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Gillespie House (former) does not meet the Unitary Plan thresholds for scheduling as a Historic Heritage Place. It is recommended that the place be removed from the Historic Heritage Overlay (Schedule 14.1 and the planning maps).

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|----------------------------|----------------------------|----------|------------------|-----------------|------------------------|-------------------------|---|---|
| 00854 | Gillespie House (former) | 59 Seaview Road, Glenfield | LOT 50-DP 51749 | A* | Residence | A, F, G | Refer to planning maps | Interior of building(s) | | |

Planning maps

Delete the Historic Heritage Overlay from 59 Seaview Road, Glenfield.

Evaluator

Megan Walker, Senior Specialist Historic Heritage

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, 28 July 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 24 September 2020

Manager's House – ID 00895
57 Colonial Road, Chelsea Estate, Chatswood



Figure 4: Manager's House (David Bade, Auckland Council, 12 December 2019).

INTRODUCTION

Purpose

This review assesses the heritage values of Manager's House to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils¹⁵. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

¹⁵ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 12 December 2019.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00895 |
| Place Name/and/or Description | Manager’s House |
| Verified Location | 57 Colonial Road Chelsea Estate, Chatswood |
| Verified Legal Description | |
| Category | A* |
| Primary feature | Manager’s House |
| Known Heritage Values | A,B,F,G,H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 5: Historic Heritage Overlay Place for Manager’s House (Auckland Council GeoMaps). The place is currently identified by a purple dot.

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Manager's House was originally scheduled in the North Shore City Council District Plan 2002 as a category A place. It was previously known as 'Colonial Sugar Refinery Manager's Residence'.

The place was included in the AUP as a category A* place.

The place also is subject to the AUP Significant Ecological Areas Overlay¹⁶ and the High Natural Character Overlay¹⁷.

The Manager's House is also in the New Zealand Heritage List/Rārangī Kōrero as part of the Chelsea Sugar Refinery and Estate listing (7792), a Category I place. The place is identified in the Auckland Council Cultural Heritage Inventory as Chelsea Sugar Refinery Managers House/Chelsea Sugar Refinery and Estate (ID 2414).

History¹⁸

During the nineteenth century, European colonies in the Southern Hemisphere provided a growing market for sugar consumption. As their economies became industrialised, refineries were established to cater for expanding local demand. The first sugar refinery in Australasia was erected in 1841 at Canterbury near Sydney and started production the following year. In 1855 the Colonial Sugar Refining Company of Australia (CSRC) was founded in Sydney and soon dominated sugar manufacture in New South Wales. The CSRC subsequently became involved in sugar cane production in the 1870s and 1880s, firstly in northern New South Wales and then in Queensland and Fiji. During this period, it also embarked on an expansion of its refining capacity, opening a purpose-built complex at Pyrmont, Sydney (1875-8), and planning another in Auckland. Lying between Fiji and Australia, the Auckland factory's intended purpose was to refine raw cane sugar grown mostly in Fiji for distribution and consumption in the New Zealand market.

The New Zealand Government offered money to set up the country's first sugar factory. The CSRC partnered with the Victorian Sugar Company and a group of local investors known as the New Zealand Sugar Company raised the large amount of capital required for the new venture. A number of New Zealand businessmen were involved, including LD Nathan, WS Wilson and Sir Frederick Whitaker. The partnership lasted until the 1888 depression, when it was absorbed by the Colonial Refining Company.

The Chelsea Sugar Factory in Birkenhead was constructed in 1883 -84. It was New Zealand's first and only sugar refinery and remains in use today. In addition to the refinery itself, two dams were constructed to feed the refinery with water and a company town was created for some 100 workers. This town contained over 30 timber houses, a shop, a day school and an Anglican church. Separate accommodation close to the refinery was supplied for the refinery manager and a customs officer.

By the early 1900s, the CSRC was the largest industrial organisation in Australia. At this time, the factory complex was expanded, and the company made considerable changes to the estate. These included the erection of a new Manager's House (1907) and demolishing the timber workers' houses

¹⁶ AUP Schedule 3, SEA_T_8170

¹⁷ AUP Schedule 8, Area 99, Kauri Point

¹⁸ This history is adapted from Matthews and Matthews (2011) *Conservation Plan Part 5.2 Built Heritage Manager's House*; and Heritage New Zealand (2009), 'Chelsea Sugar Refinery and Estate', accessed from: <https://www.heritage.org.nz/the-list/details/7792>

and replacing them with four large brick houses, each with two semi-detached dwellings for essential workers (1909).¹⁹

The Manager's House

The Manager's House at Chelsea was built in 1907 to provide improved accommodation for the Refinery Manager and his family, who were previously housed in a much smaller timber villa on the estate. The new Manager's House was a substantial two storey brick house, sited separately from the refinery and other workers' houses. It was designed by CSRC architects in Sydney for manager Mr E. V. Miller, his wife and seven children. Miller had a close involvement in the design.

In early 1907 tenders were called for the Manager's House and in February the tender of Jas Lye & Sons was accepted. While the building work was underway several further changes were made. While the house was originally designed with double hung windows, Miller requested that some of these be replaced with casement windows. Management at Sydney proposed that the house be lit with oil lamps, however Miller already had electric lighting in his existing house and negotiated to have it provided in the new Manager's House. The electricity was supplied by the generators at the refinery. This house and the previous Manager's House are likely to be among the first, if not the first, residences in the North Shore to have had electric lighting.²⁰ At this time there was no public electricity supply in Auckland. In February 1908 the first public electricity supply was launched in Auckland, and it would be another seven years before residents of the North Shore were similarly provided for. The surrounding Birkenhead area was not supplied with electricity until the mid-1920s.

While the house was some distance away from other dwellings in the area, it was not originally as secluded as it appears today. Early photographs of the house show it standing in a clearing surrounded by low bush (see Appendix 1). The house was oriented to make the most of the views to the south and east. The south and east facades of the dwelling were the most visible as they faced the water. The grand appearance of the house from the harbour alluded to the social status of the refinery manager and his family and its siting well away from other staff houses reinforced the position of the refinery manager at the top of the hierarchy at Chelsea.

Englishman Ernest Miller came to New Zealand in 1885 to take up the position of refinery manager at Chelsea, a position he held for well over three decades. The house was occupied by Miller and his family until his retirement in 1920. It was then the home of a series of refinery managers until 1972 and was subsequently rented to private tenants.

In February 1983 the house served as a film set for a feature film starring British actors Patrick McGoochan and Emma Piper. Based on a novel by Maurice Gee and set in the 1970s, *Finding Katie* (also known as *Trespassers*) tells the story of a young woman escaping from the confines of life with her controlling fundamentalist Christian father in small town New Zealand. The house served as the family home of the title character.

In 2008 the manager's house became part of the Chelsea Estate Heritage Park, which was formed when 36.7 hectares to the west and north of the refinery were purchased for \$20 million. The purchase of the land was funded by North Shore City Council, Auckland Regional Council, Department of Conservation, Department of Internal Affairs and ASB Community Trust. This was the result of several years' effort from a community group, the Chelsea Park Trust, which sought to ensure continued public access to the land and recognition of the heritage values of the place. Auckland Council is currently responsible for the upkeep of the park and non-factory buildings.

¹⁹ Heritage New Zealand Pouhere Taonga, Chelsea Sugar Refinery and Estate, accessed from: <https://www.heritage.org.nz/the-list/details/7792>.

²⁰ Heritage Consultancy Services (2011). *North Shore Thematic review*.

Physical description

The Manager's House was designed in the CSRC's Sydney offices, and this is evident in terms of style, materials and detail. The design has similarities with Australian Federation houses influenced by the Queen Anne and Arts and Crafts styles. Australian Federation architecture relates broadly to the Edwardian period and gained impetus with the Australian Federation in 1901. Federation architecture comprises a range of stylistic influences, which were adapted in Australia in relation to factors such as climate and the availability of materials. The use of red brick and details such as the shallow arched verandah frieze, posts with brick bases and arched brick openings are more typical of Federation houses in Australia than Edwardian houses that were built in Auckland at the time. The use of cement skirtings was a requirement from the Sydney Head Office, to avoid attack by woodworm, which were more prevalent in Australia.

The Manager's House is a large two-storeyed red brick house, with a hipped and gabled corrugated iron roof. A double height verandah on the east elevation features a timber shingled balustrade supported on shallow timber arches and posts with brick bases. The east elevation is asymmetrically arranged with a double height timber-shingled bay window to the right of the verandah. A raking brick pier at the southeast corner is connected to the south wall with an arched opening. Brick arches are also incorporated into the north elevation. Rough cast plaster provides a contrasting detail in the gable end on the south elevation. The entry porch is sheltered by a projecting roof on paired timber posts with curved timber brackets.

Renovations were made in the 1940s, 1950s, 1960s and 1990s. This work occurred mainly in the interior – and on the northwest corner of the house. Overall, relatively limited change has occurred to the house, particularly the exterior, and it retains its original plan layout, which, together with materials, detail and joinery, is intact to a large degree.

Interior

The Manager's House is a large house designed with generously proportioned main rooms, a large double height stair hall as well as seven bedrooms. The interior of the house generally retains the original layout and original features. Changes have been generally limited to the kitchen / dining room at the northwest corner of the house. Bedrooms at the upper floor have had limited changes, retaining original fireplaces, door and window joinery, ceiling roses, original hardware and original stained, varnished finish to doors and windows. The main bathroom has been relined and has modern fittings. The original grand stair hall remains intact with the original stair and an Art Nouveau-style stained glass leadlight window. The main living rooms downstairs remain intact.

In the mid-1990s a wall that separated the original kitchen and scullery was removed to form a kitchen/living/dining area with French doors installed leading on the courtyard at the rear. Changes were also made upstairs with a walk-in wardrobe and ensuite bathroom being installed in a small room next to the master bedroom. The kitchen and the bathrooms in the house are the main areas which have been noticeably modified.

The grounds

The site around the house retains aspects of its original character including the open lawn to the north. The driveway remains in its original location and includes its early earthenware drain.

Early paths include an asphalt path between the house and the garage and a concrete path to the north side of the house, with concrete steps down to the lawn. An older concrete path is located to the west end of the garage. A cement coating is laid over bricks, some of which have maker's marks. The date of this path is not known.

Garage

The fibrolite garage, located on the south of the house, was built in 1923. It is a rectangular gabled building with a corrugated iron roof. It has a timber tongue and groove door on the north wall and two top hung windows to the west end. The gable end is neatly finished with timber barge boards and timber shingles. The garage originally had hinged timber doors; the hinges remain but the doors have been replaced with a metal roller door. The garage was extended to the west after 1963 (based on aerial photographs).

Small brick accessory building

To the south of the garage is a small brick accessory building with a gabled corrugated iron roof and timber barge boards. This may have been a tool shed or possibly housed a generator to supply electricity to the house when the refinery generators were not operating on weekends, prior to supply by Waitemata Electricity in the 1920s. It retains electrical insulators on the apex at the west end.

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 Manager's House (former)²¹ is highly significant for its association with the Chelsea sugar refinery and CSRC. The refinery was initially constructed in 1883/4 by a consortium of businesses, led by the CSRC of Sydney. The refinery is the only sugar refinery ever built in New Zealand and it is still in operation today. By the early 1900s, the CSRC was the largest industrial organisation in Australia. The Manager's House (former) housed the Chelsea refinery managers and their families from 1907 until 1972. Its association with this iconic New Zealand brand gives the place outstanding historical value. As part of an historic estate that reflects the increasing industrialisation of New Zealand in the late 19th and early 20th century and the development of the Auckland business community in a move towards self-sufficiency, the Manager's House (former) is an important reminder of the history of early industrial estates in New Zealand.

The Manager's House (former) also represents an important phase of redevelopment at the Chelsea sugar refinery. Between 1907-12 the factory complex was expanded, and the Manager's House and workers houses were built. In addition, Manager's House (former) also has significance for its association with Ernest Miller, who was refinery manger from 1885 to 1920. The house was built for Miller at a time of prosperity for the company – the scale, materiality and siting of the manager's house signalled the success of the company during a time when the Manager's House (former) could be seen from the harbour.

Manager's House (former) has **outstanding regional** historical values.

²¹ In this assessment, "(former)" is recommended to be added to the name. The place is referred to as "Manager's House (former)" henceforth.

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 Manager's House (former) has social value as part of the wider Chelsea Sugar Refinery. In 2008 the Manager's House (former) became part of the Chelsea Estate Heritage Park which was formed when 36.7 hectares to the west and north of the refinery were purchased for \$20 million, following several years' effort from a community group, the Chelsea Park Trust. The group sought to ensure continued public access to the land.

In addition, the Manager's House (former) has social value as a film set for a 1980s feature film, *Finding Katie* (also known as *Trespassers*) tells the story of a young woman escaping from the confines of life with her controlling fundamentalist Christian father in small town New Zealand. The house served as the family home of the title character.

Manager's House (former) has **considerable local** social values.

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 Manager's House (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the house.

Manager's House (former) 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 Manager's House (former) contributes to an understanding of an industrial complex in New Zealand from the early twentieth century. Replacing a smaller timber villa built in 1884 for the manager, the purpose-built brick Manager's House (former) demonstrates changes in the approach to the provision of worker housing for the refinery in the early 1900s when the Manager's House (former) became grander and more separate from the workers houses, and a smaller number of better-quality workers houses were provided. The place provides knowledge value for this past practice of providing worker's housing which is no longer commonly done.

Manager's House (former) has **considerable local** knowledge values.

Technology

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

The Manager's House (former) is important as an early example of a residence in the North Shore to have been supplied with electricity and to have had electric lighting prior to a public electricity supply becoming available in the North Shore.

Management at Sydney proposed that the new house be lit with oil lamps, however Refinery Manager Miller already had electric lighting in his existing house and negotiated to have it provided in the new Manager's house. The electricity was supplied by the generators at the refinery. This

house and the previous Manager's house are likely to be among the first, if not the first, residences in the North Shore to have had electric lighting.

The brick store to the south of the house retains early electrical isolators.

Manager's House (former) has **considerable local** technology values.

Physical attributes

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

The Manager's House (former) is highly significant as a rare and unusual example of Australian-designed housing in Auckland. The Manager's House (former) was designed in the CSRC's Sydney offices, and this is evident in terms of style, materials and detail. For example, the use of red brick and details such as the shallow arched verandah frieze, posts with brick bases and arched brick openings are more typical of Australian Federation-style houses than Edwardian houses that were built in Auckland at the time. In addition, the use of cement skirtings was a requirement from the Sydney Head Office to avoid attack by woodworm, which were more prevalent in Australia.

The Manager's House (former) also has significant physical attributes for its adaptation for the refinery manager, Miller, who was able to provide input into the design. For example, the house was originally designed with double hung windows, but Miller successfully requested for them to be replaced with casement windows. Likewise, management at Sydney proposed that the new house be lit with oil lamps, however Miller already had electric lighting in his existing house and negotiated to have it provided in the new Manager's house.

The Manager's House (former) at Chelsea is also highly significant as a notable and intact example of an Australian Federation/Edwardian house influenced by the Arts and Crafts and Queen Anne styles. It has a high degree of craftsmanship, has had little external and internal changes, and demonstrates early-twentieth century approaches to planning, detail and finishes. It is also an example of a past practice to provide housing for industry managers of which few remain in the Auckland region. Other notable examples include the mine Manager's house on Kawau Island²² (built 1846, and later altered to be Mansion House) and the Manager's house for the Wilson Cement Works²³ at Warkworth, which was built at a similar time (1904) to the Chelsea Manager's house.

Manager's House (former) has **outstanding regional** physical attributes values.

Aesthetic

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

The Manager's House (former) is a visually appealing building. Set in a secluded bush setting, the two-storey brick building has a picturesque appearance. Although, it is not as visually prominent as it once was from the factory and the harbour, with the growth of trees in the surrounding area, the building retains the nature of its setting – that of being separate and well away from the workers houses and factory. This positioning, as well as the grandeur of the place, designed in a non-local style, evokes and expresses the success of the company and status of the Manager at the top of the factory's hierarchy.

²² AUP Schedule 14.1 ID 00586

²³ AUP Schedule 14.1 ID 00577

Internally, the majority of the house exemplifies an Edwardian aesthetic taste – with many features original to the house, such as the grand staircase, ceiling roses, fireplaces, doors, and skirtings.

Manager’s House (former) has **considerable local** aesthetic values.

Context

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

The Manager’s House (former) has considerable context values for its association with the wider historical landscape of Chelsea Sugar Refinery. This landscape includes significant features, such as: the Kiln House²⁴, the Syrup Packing House²⁵, the Womens’ Amenities and Crib room²⁶, the Packing House and Drier Station²⁷, the Pan and Powerhouse²⁸, the Cistern House²⁹, the Melthouse³⁰, the Sugar Elevator Tower³¹, the Boiler House³², the 1927 Wharf³³, the concrete Wharf³⁴, the Lighter Wharf³⁵, the Sack Conveyor³⁶, the Cistern House extension³⁷, and the Chelsea Estate Refinery cottages³⁸.

Together with the semi-detached refinery worker’s cottages, the Manager’s House (former) is an important component of the few surviving examples of residential accommodation built by the CSRC on the refinery site.

Manager’s House (former) has **considerable local** context values.

STATEMENT OF SIGNIFICANCE

The Manager’s House (former) at 57 Colonial Road, Chatswood, was built in 1907 to provide improved accommodation for the Manager of the Chelsea Sugar Refinery, Mr E. V. Miller, his wife and their seven children.

The Manager’s House (former) is very significant for its association with the Chelsea sugar refinery and Colonial Sugar Refining Company (CSRC). The refinery was constructed in 1883/4 and by the early 1900s, the CSRC was the largest industrial organisation in Australia. The refinery is the only sugar refinery ever built in New Zealand and retains its original use. The Manager’s House (former) housed the refinery managers and their families from 1907 until 1972. The Manager’s House (former) also represents an important phase of redevelopment at the Chelsea refinery. Between 1907-12 the factory complex was expanded, and the Manager’s House (former) and new workers houses were built.

²⁴ AUP Schedule 14.1 ID 00880

²⁵ AUP Schedule 14.1 ID 00881

²⁶ AUP Schedule 14.1 ID 00882

²⁷ AUP Schedule 14.1 ID 00883

²⁸ AUP Schedule 14.1 ID 00884

²⁹ AUP Schedule 14.1 ID 00885

³⁰ AUP Schedule 14.1 ID 00886

³¹ AUP Schedule 14.1 ID 00887

³² AUP Schedule 14.1 ID 00888

³³ AUP Schedule 14.1 ID 00889

³⁴ AUP Schedule 14.1 ID 00890

³⁵ AUP Schedule 14.1 ID 00891

³⁶ AUP Schedule 14.1 ID 00892

³⁷ AUP Schedule 14.1 ID 00894

³⁸ AUP Schedule 14.1 ID 00886

The Manager's House (former) is a substantial two storey brick house, sited separately from the refinery and other worker houses on the estate. It is highly significant as an example of an Australian Federation style house in Auckland. The Manager's House (former) was designed in the CSRC's Sydney offices, with some involvement from Miller, and this is evident in terms of style, materials and detail.

The house is also a notable example of a Federation/Edwardian house influenced by the Arts and Crafts and Queen Anne styles. It is well constructed in red brick and demonstrates contemporary approaches to planning, detail and finishes. Internally, the majority of the house exemplifies an Edwardian aesthetic taste – with many features original to the house, such as the grand staircase, ceiling roses, fireplaces, doors, and skirtings.

The Manager's House (former) is also an early example of a residence in the North Shore to have been supplied with electricity and to have had electric lighting. This house and the previous Manager's house are likely to be among the first, if not the first, residences in the North Shore to have had electric lighting. The brick store to the south of the house retains early electrical isolators.

The Manager's House (former) also has considerable context values for its association with the wider historical landscape of Chelsea Sugar Refinery, which includes factory buildings, a series of dams, and workers houses.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Manager's House (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category A place.

REFINING MANAGEMENT RECOMMENDATION

The following management refinements are recommended:

- Add "(former)" to the name of the place and the primary feature as it is no longer the Manager's House.
- Add a legal description (Lot 1 DP 405428)
- Remove the interior of the Manager's House as an exclusion as it is substantially intact, retaining several original features which relate directly to its Federation/Edwardian architectural style and aesthetic. The kitchen and bathrooms have, however, been modified and are recommended to remain as exclusions.
- Add an area for the EOP (instead of a dot), see the Planning Maps section below.
- Add Knowledge (D) and Technology (E) as heritage values

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|--|----------------------------|----------------|--------------------------|-----------------|------------------------|---|---|---|
| 00895 | Manager's House (former) | 57 Colonial Road Chelsea Estate, Chatswood | <u>Lot 1 DP 405428</u> | A*A | Manager's House (former) | A,B,D,E,F,G,H | Refer to planning maps | Interior of building(s) The following interior spaces: kitchen; bathrooms | | |

Planning maps

It is recommended to change the historic heritage extent of place overlay from a dot to an area, as shown below. This area covers the primary feature, the Manager's House (former) building, as well as the 1923 garage, the small brick building (built around the same time as the house), the driveway in front of the house (original position), and the lawn area to the north of the house (which was in lawn when it was built in order to emphasise its visual impact from the factory).



Evaluator

David Bade, Specialist – Built Heritage, December 2020 (updated August 2021)

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, December 2020

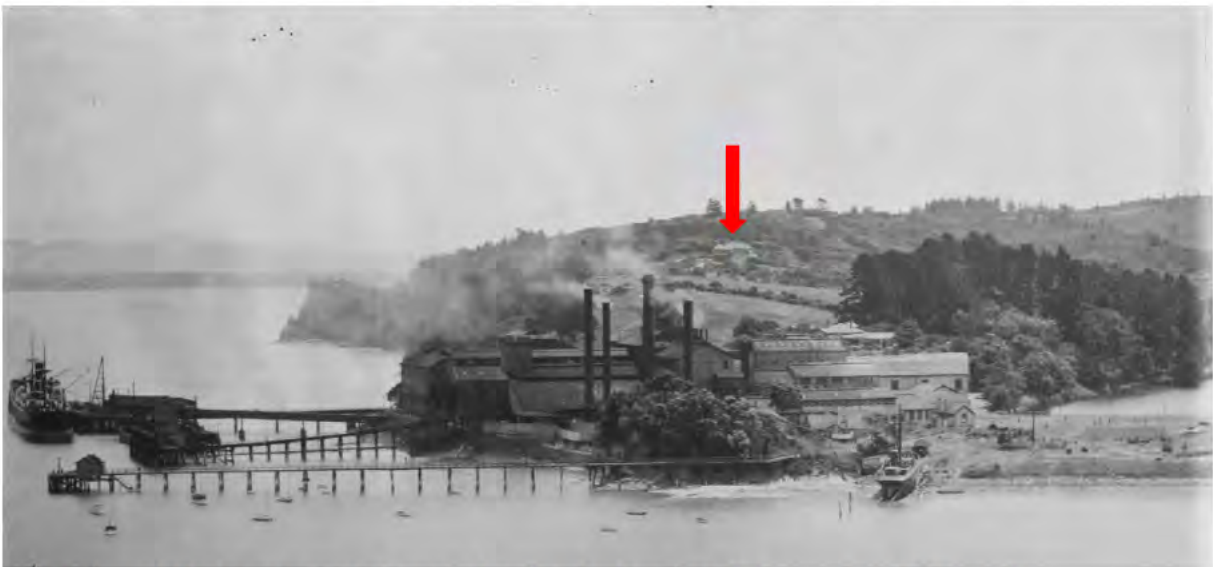
Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 13 January 2021 (updated August 2021)

Appendix 1 Historical images



This image was taken in January 1909 just over a year after the house was completed.³⁹



Aerial view of Chelsea Sugar Refinery, showing the location of the manager's house the hill above the refinery in the 1930s (red arrow).⁴⁰

³⁹ Henry Winkelmann, 27 January 1909, *showing residence of the manager of Colonial Sugar Refining Company, Mr EV Miller, at Chelsea*, Sir George Grey Special Collections, Auckland City Libraries, 1W1003.

⁴⁰ Whites Aviation Collection, Alexander Turnbull Library, Wellington, N.Z., WA62773.

Chelsea Estate Refinery Cottages - ID 00896

60 Colonial Road, Birkenhead



Figure 6. Chelsea Estate Refinery Cottages (Auckland Council October 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Chelsea Estate Refinery Cottages in Birkenhead to determine whether they meet the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁴¹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

⁴¹ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020.

SCHEDULING INFORMATION

| | |
|---|----------------------------------|
| Schedule ID | 00896 |
| Place Name/and/or Description | Chelsea Estate Refinery Cottages |
| Verified Location | 60 Colonial Road, Birkenhead |
| Verified Legal Description | LOT 5 DP 405428; road reserve |
| Category | A* |
| Primary feature | Cottages |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 7. Historic Heritage Overlay Extent of Place (EOP) for ID 00896 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The place was originally scheduled in the North Shore City District Plan 2002 as a category A place and named the Chelsea Estate Refinery Cottages.

The place was included in the AUP as a category A* place, named the Chelsea Estate Refinery Cottages. The place is also subject to the AUP Significant Ecological Areas Overlay - Terrestrial⁴². The place is identified in the Auckland Council Cultural Heritage Inventory as Four Chelsea Estate Refinery Cottages (ID 2415).

History⁴³

When New Zealand was first being settled, the government offered money to set up the country's first sugar factory. Before this, sugar had been imported from Australia. The Colonial Sugar Refining Company of Australia (CSRC) partnered with the Victorian Sugar Company to form the New Zealand Sugar Company. A number of New Zealand businessmen were also involved, including LD Nathan, WS Wilson and Sir Frederick Whitaker. The partnership lasted until the 1888 depression, when it was absorbed by the Colonial Refining Company.

The Chelsea Sugar Factory in Birkenhead was constructed in 1883 -84. It was New Zealand's first and only sugar refinery and remains in use today. For much of its history the day to day running of the Chelsea refinery was overseen by the refinery manager, who was in turn overseen by the Auckland branch manager. The head office of the company was located in Sydney and controlled a growing network of sugar mills and refineries located in Australia, New Zealand and Fiji.

With the establishment of the refinery at Chelsea, families began to settle in the area to work for the company. As a result, Birkenhead began to grow rapidly at this time. In the 1880s the CSRC provided over thirty single storey timber cottages on company land for staff, as well as a range of other facilities. By the early 1900s the condition of the timber cottages had deteriorated. In 1905, a report was prepared by the Health Officer from the Department of Public Health on the state of the cottages at Chelsea. The report was critical of the housing and sanitation. The CSRC management noted that the sooner the cottages were removed the better. Improved drainage was a priority, and it was decided to dismantle the old cottages progressively as soon as they became vacant. Provision of a smaller number of houses, of a good standard, for essential staff was to be considered.

In late December 1906, correspondence between the CSRC head office in Sydney and the Refinery Manager in Auckland, Mr E Miller, detailed discussions regarding the size, type and general arrangement of the new houses to be provided. Brick or concrete construction was the preferred approach, and the semi-detached form was directed by Sydney. Brick was regarded as being more durable by the Sydney office and the semidetached type was preferred because it would be more cost effective.

Four brick semi-detached cottages were built at Chelsea in 1909. They were intended to provide housing for a limited number of refinery workers who would be useful to have close at hand if required urgently, for example if machinery broke down. The architectural plans were prepared by the CSRC head office in Sydney. Tenders were called in early 1909 and the cottages were built by H C Small. The first tenants occupied the cottages by late 1909. By this time the sugar refinery employed up to 250

⁴² AUP Schedule 3; ID SEA_T_8170

⁴³ This historical summary is taken from the Conservation Plan Chelsea Estate Heritage Park Birkenhead Part 5.1 Built Heritage Semi-Detached Houses prepared by Matthews and Matthews Architects Ltd for Auckland Council in 2011 or the Chelsea Sugar Company website (<https://www.chelsea.co.nz/our-story/#>), unless otherwise noted.

people and as a consequence, settlement in Birkenhead had grown rapidly encouraging the establishment of new businesses and shops to meet the requirements of the rising population.

The cottages were generally arranged with a sitting room, dining room and kitchen at ground floor level and three bedrooms at the upper level. Bathrooms were located in small projecting rooms at ground level and on the western side a single level wing contained the laundry and a separate toilet. Front doors led to a separate entrance hall with the stair.



Figure 8. The Chelsea Estate Refinery Cottages in 1910 soon after they were built. (Auckland Libraries Heritage Collections B0063).

Improvements were made to the cottages when verandahs were added to the front of each house. It is not clear quite when this occurred, but it was sometime in the 1910s as indicated in a photograph taken prior to 1920.⁴⁴

The 1920s heralded an era of relative stability at the cottages, with several of the tenants becoming long term residents.

Joan Farrington, daughter of the Chelsea paymaster and timekeeper, Frederick Farrington, recalled living at number 7 in the 1920s. She had fond memories of living in the cosy cottage with its pressed steel ceilings and painted walls. During her early years there she recalled using kerosene lamps and candles, no doubt because the gas pressure was so poor. Her bedroom was at the front of the house and had a lovely view of the bay. The lounge below it was rarely used by the family who spent most of their time in the kitchen which had a large table and a coal range which was always hot. The family had a productive vegetable patch out the back.⁴⁵

⁴⁴Auckland Libraries Heritage Collections B0053

⁴⁵www.historicbirkenhead.com/membersstories22.htm.

By the mid-1930s, a combination of fences and hedges enclosed each site. Outbuildings of various types were located to the west of the cottages and the grounds included lawn as well as a variety of paths.⁴⁶

It appears that the CSRC left the semi-detached cottages relatively untouched for many years but there was some upgrading of cooking facilities⁴⁷ and improvements to interior décor that were undertaken by some of the tenants.

In 1951 the cottages were reported as being in varying condition.⁴⁸ Many of the tenants had lived in the cottages for many years and their willingness to make improvements suggests that they felt a sense of ownership over their dwellings. However, the CSRC considered upgrading the semi-detached cottages at this time. One tenant, Alfred Norton, moved out in 1951 and his cottage had been untouched since he first rented it in the early 1920s. Upgrades in the kitchen and bathroom were made to those cottages where the tenants requested it and their rent was increased.⁴⁹

In the mid-1970s, residents departed the cottages, they were left vacant and subsequently became the target of vandals. Within a few years they were in a poor state and there were numerous expressions of public concern over the future of the cottages.⁵⁰ Some refurbishment was carried out in the early 1980s,⁵¹ which included the removal of the original timber fences dividing the front yards along with the original post and wire fence at the front boundary.⁵² Timber outbuildings at the rear of the cottages were demolished.⁵³

Around 1993 the cottages were fully restored under the direction of Chelsea Sugar Refinery Engineer, Grant Ritchie, with advice from architect Sir Michael Fowler. New carports to the west of the cottages were built. The era of Chelsea workers living in the cottages had long since passed,⁵⁴ and the cottages were rented to private tenants from that time.

In 2008, the Chelsea cottages became part of the Chelsea Estate Heritage Park, which was formed when 36.7 hectares to the west and north of the refinery were purchased by the Heritage Park Trust for \$20 million. The cottages remain tenanted today.

Physical Description

Set within a large reserve, the cottages are more typical of Australian architecture, particularly being semi-detached and constructed in brick. Edwardian in style with Arts and Crafts influences, each semi-detached cottage is a two-storey brick building with a cross-formed gable roof clad in corrugated steel. The gable ends feature timber weatherboards, brackets, cross braces and finials. The entrances, originally sheltered by a small porch, now feature full width verandahs on the east elevations.

⁴⁶An aerial photograph taken in 1936 shows a number of outbuildings at the rear of the cottages. Whites Aviation Collection, Alexander Turnbull Library, Wellington, N.Z., WA55945.

⁴⁷ Most of the tenants replaced the original fuel stoves with modern ones in the 1930s. Refinery Letter book January 1951 December 1952, Box 60, Chelsea Archive, Birkenhead Public Library, 1 February 1951

⁴⁸ Ibid

⁴⁹ Ibid

⁵⁰ *Chelsea News*, February 1983, April 1980 and *New Zealand Herald*, 25 January 1983, Sec.1, p.3.

⁵¹ New Zealand Sugar Company Ltd Blue Album (Polaroid photos)

⁵² Photographs of the cottages taken in 1983 reveal that the fences at the front of the properties had been removed. Auckland Libraries Heritage Collections B0060.

⁵³ An aerial photograph taken in 1988 shows that the old outbuildings had all been removed. Whites Aviation Collection, Alexander Turnbull Library, Wellington, N.Z., WA80181.

⁵⁴ *New Zealand Herald*, 10 September 1997, Sec.G, p.10.

Windows are generally double hung sash windows apart from the eastern elevation where there are casement windows on the ground floor.

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 Chelsea Refinery Cottages (former) have outstanding historical value as surviving examples of residences supplied for workers at the sugar refinery at Chelsea, which was established in 1883-84. The Chelsea plant is the only sugar refinery ever built in New Zealand and it is still in operation today. By association with this iconic New Zealand brand, the cottages are of national importance. As part of an historic estate that reflects the increasing industrialisation of New Zealand in the late 19th and early 20th century and the development of the Auckland business community in a move towards self-sufficiency, the cottages are an important reminder of the history of early industrial estates in New Zealand.

The cottages have considerable value for their association with the Colonial Sugar Refining Company of Australia (CSRC). By the early 1900s, the CSRC was the largest industrial organisation in Australia, and was the company that partnered with New Zealand businessmen to establish the Chelsea Sugar Refinery.

Further value is attributed to the association the cottages have with the refinery manager, Mr. E Miller, who saw the need for new housing for workers, provided advice on aspects of their design, and leased the cottages to appropriate staff members. The cottages are also associated with those workers at the Chelsea plant who initially leased the cottages, some of whom were long term tenants.

Constructed in 1909, the cottages are associated with a significant period of development in the sugar industry and the surrounding Birkenhead area at the turn of the 20th century, when the refinery employed close to 250 people. Settlement in Birkenhead expanded rapidly to serve the refinery and its workforce.

The Chelsea Refinery Cottages (former) have **outstanding local, regional and 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.

As historic markers, the Chelsea Refinery Cottages (former) are likely held in high esteem by the local community and form part of a popular public amenity. Located within the Chelsea Estate Heritage Park, they have a longstanding association with the community and are now part of a Birkenhead Heritage Walk. The park was created when the area around the refinery was purchased by the Heritage Park Trust, to reflect the heritage and history of the factory, reinforcing their importance to the community.

They have a strong community association as part of the Chelsea refinery and their role in providing accommodation to essential workers until the mid-1970s, forming an important aspect of a collective memory.

They also play an important role in defining the distinctiveness of the community identity, both past and present, as part of the Chelsea Estate.

The Chelsea Refinery Cottages (former) have **considerable 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 Chelsea Refinery Cottages (former) have been included in Schedule 14 primarily for their built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the cottages.

The Chelsea Refinery Cottages (former) 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.

Formerly part of the Chelsea Sugar Refinery, and now located within the Chelsea Estate Heritage Park, the cottages have potential to provide knowledge of the part they played in housing essential workers for the operation of the only sugar production plant in New Zealand and also as rare surviving examples of workers' housing in New Zealand associated with industrial complexes.

The Chelsea Refinery Cottages (former) have **considerable local** knowledge value.

Technology

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

Although the cottages are an example of brick construction, which was not common for housing in Birkenhead or Auckland in the early 20th century, they were not unique in the locality because these materials were often used to build shops at this time. Therefore, the cottages are not known to demonstrate a creative or technical accomplishment, innovation or achievement in their structure, construction, components or use of materials. As such, the cottages are considered to have no technology value.

The Chelsea Refinery Cottages (former) have **no** technology value.

Physical attributes

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

The Chelsea Refinery Cottages (former) have considerable physical attributes value as comparatively rare examples of semi-detached housing on the North Shore from the early 1900s. As rare examples of Australian designed housing in Auckland, they have considerable regional value. Designed and documented by CSRC architects in Sydney and adapted to suit local needs by Chelsea manager Mr E Miller, the cottages were built by local contractor H C Small. The use of the semi-detached type was directed by the CSRC head office in Sydney as an economical answer for workers' housing.

Edwardian style brick homes, influenced by the Arts and Crafts style, the cottages have retained their original plan form largely intact and very limited change has occurred to the exteriors over time. They are excellent examples of their type. Designed and built specifically to house workers at the Chelsea factory, they are comparatively rare and notable examples of workers housing from this period.

The Chelsea Refinery Cottages (former) have **considerable local** physical attributes value.

Aesthetic

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

The Chelsea Refinery Cottages (former) are important visual landmarks in Colonial Road, Birkenhead. Visually appealing, their strong brick rectilinear form, with steeply pitched cross gabled roofs, provide a striking presence along the streetscape and within the grounds of the Chelsea Estate Heritage Park.

The parkland setting enhances the visual appeal of the cottages, making them even more distinctive in the surrounding landscape. With attractive detailing on the gable ends and picturesque gardens, the cottages are pleasingly reminiscent of another time.

The Chelsea Refinery Cottages (former) have **outstanding local** aesthetic value.

Context

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

Together with the Manager's House⁵⁵ built at Chelsea in 1907, the semi-detached cottages are an important component of the few surviving examples of residential accommodation provided at Chelsea. The cottages also form part of a wider collection of Australasian housing built for employees at the various refineries and sugar mills operated by the Colonial Sugar Refining Company.

In the context of Birkenhead, the cottages are part of the established character of Colonial Road and the surrounding historic residential neighbourhood, providing a contrast to the timber villas in form and fabric.

The Chelsea Refinery Cottages (former) have **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Constructed in 1909, the Chelsea Refinery Cottages (former) are excellent surviving examples of residences provided for essential workers at the Chelsea Sugar Refinery. In their direct association with the only sugar refinery ever built in New Zealand, and as part of the historic estate that provides a link to the heritage of the refinery, the cottages are of national importance.

Designed by the Colonial Sugar Refinery Company architects in Sydney and adapted by the Chelsea refinery manager to meet local requirements, the cottages are a rare form of architecture in the Birkenhead area. The cottages are associated with a significant period of development in the sugar industry and surrounding Birkenhead area. The cottages are historic markers forming part of a popular public amenity and help define the distinctive identity of Birkenhead.

As comparatively rare examples of semi-detached housing on the North Shore, the Edwardian and Arts and Crafts influenced style of the cottages have had little alteration to the exterior and are excellent examples of their type. Visually appealing, the cottages provide a striking appearance along the

⁵⁵ AUP Historic Heritage Schedule ID 00895

Colonial Road streetscape and within the grounds of the Chelsea Estate Heritage Park and are a distinctive landmark in the locality. Together with the Manager's House they provide an important component in the context of housing for the refinery workers. As early 20th century buildings they form part of the established character of the Birkenhead neighbourhood.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|------------------------------|
| A- Historical | Outstanding | Local, regional and national |
| B- Social | Considerable | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Considerable | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Outstanding | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Chelsea Refinery Cottages (former) meet the threshold for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category A place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Place name change - Chelsea Refinery Cottages (former)
- Add knowledge value (D)

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---|------------------------------|-------------------------------|----------------|------------------|-----------------|------------------------|-------------------------|---|---|
| 00896 | Chelsea Estate Refinery Cottages (former) | 60 Colonial Road, Birkenhead | LOT 5 DP 405428; road reserve | A A | Cottages | A,B,D F,G,H | Refer to planning maps | Interior of building(s) | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage
November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
December 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
7 December 2020

LeRoy Homestead (former) – ID 00897

3 Glade Place, Birkenhead



Figure 9: LeRoy Homestead (former) (Auckland Council, September 2011).

INTRODUCTION

Purpose

This review assesses the heritage values of LeRoy Homestead in Birkenhead to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵⁶. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

⁵⁶ AUP, D17.1 Background

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020, from the street.

SCHEDULING INFORMATION

| | |
|--|---------------------------|
| Schedule ID | 00897 |
| Place Name/and/or Description | LeRoy Homestead (former) |
| Verified Location | 3 Glade Place, Birkenhead |
| Verified Legal Description | Lot 2 DP 80447 |
| Category | A* |
| Primary feature | Residence |
| Known Heritage Values | A, F, G |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 10: Historic Heritage Overlay extent of place (EOP) for ID 00897 (Auckland Council GeoMaps).

HISTORICAL SUMMARY

Planning background

LeRoy Homestead (former) was originally scheduled in the North Shore City Council District Plan 2002 as a category A place and named 'LeRoy Homestead'.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Birkenhead Point.⁵⁷ The place is identified in the Auckland Council Cultural Heritage Inventory as LeRoy Homestead (former) (ID 2903).

History

The land on which the former LeRoy homestead sits was originally ninety-five acres, one rood and five perches granted to Robert Henry Wynyard, Lieutenant Colonel of the 58th Regiment on 26 October 1853.⁵⁸ Like a lot of land at that time, it appears to have been a speculative purchase and was sold on several times over the next few years until the allotments were eventually subdivided. In November 1880, a subdivision of the original allotment, Part 7 and 8, the site the homestead sits on, was sold to Joseph Jenkinson of Takapuna, who was local strawberry gardener.⁵⁹ During the 1880s the Waitemata Electoral Roll records Joseph Jenkinson as having 10 acres (Part 7 and 8 of the original allotment) and a dwelling.⁶⁰ In 1892, a mortgagee sale recorded the dwelling as a cottage,⁶¹ when Edith Buchanan, wife of Queen Street solicitor Archibald Buchanan, purchased the property. The Buchanans leased the property to Master Mariner, Captain Benjamin Poole.⁶²

In September 1896, Lot 8 of the property (recorded as being two acres⁶³), located on the corner of Valley Road (now Glade Place) and Main Street (now Hinemoa Street), was sold to Alfred Lovell White's wife, Susan. There is no record for anything other than a cottage on the property at this time. A mortgage was taken on the property in 1897, which is likely to be when the former LeRoy Homestead was built as a residence for the Whites. The Whites called their residence *Eversleigh*.⁶⁴ At the time the house was built it had a Main Street address. Although not confirmed, it is likely the house was designed by Alfred White's brother, prominent architect, Arthur H White. The earlier cottage remained on the property.

Born in Auckland in 1859, Alfred White was a prominent businessman in Auckland. In 1880 he worked with his brother, F A White, who had established a firm in Queen Street as a legal manager and general agent for mining companies. In 1892, the two brothers entered into a partnership with their other brothers Arthur and Edward as F A White and Bros. The firm was dissolved in 1898⁶⁵ and Alfred established his own mining agency. He also took on the role of secretary of several industrial and mining companies and worked as a real estate agent, specialising in Birkenhead properties.⁶⁶

Alfred White was a highly esteemed member of the local community. He held the position of Town Clerk on the Birkenhead Borough Council from 1900 to 1912⁶⁷, and was also the Town Valuator and Treasurer. Alfred White was secretary of the Zion Hill Birkenhead Church Trustees, and, for a time, he

⁵⁷ AUP Schedule 15

⁵⁸ Deeds Index

⁵⁹ CT NA22-59; *Observer*, 5 November 1892

⁶⁰ Waitemata Electoral Roll records

⁶¹ *New Zealand Herald*, 22 January 1892

⁶² CT NA22-59

⁶³ Birkenhead Borough Valuation Roll

⁶⁴ The place is referred to as *Eversleigh* in Frank Finch's book *Beautiful Birkenhead. Auckland's Most Healthful Marine Suburb* published in 1913.

⁶⁵ *New Zealand Herald*, 22 July 1898

⁶⁶ *New Zealand Herald*, 21 January 1902

⁶⁷ *New Zealand Herald*, 25 January 1913

was superintendent of the Zion Hill Sunday School.⁶⁸ He was well known for performing in quartets and as a soloist at church concerts and socials and is remembered for his service to the church in a memorial window on the western wall of the Zion Hill Methodist Church. Alfred White was also involved with the Birkenhead and Northcote Fruitgrower's Association, of which he was the Treasurer in 1900.⁶⁹ Involved in local sport, Alfred White was also vice president of the Birkenhead Cricket Club.⁷⁰ He was still heavily involved in his business interests and the Methodist Church in 1915 at the time of his death.⁷¹ Three years later, in October 1918, Susan White sold the house to Edward Le Roy.



Figure 11. Le Roy Homestead (Frank Finch: *Beautiful Birkenhead. Auckland's Most Healthful Marine Suburb* (1913) photograph of *Eversleigh*).

Born in 1865, Edward Le Roy was the son of the well-known sailmaker Emilius Le Roy, who in 1852 established Auckland's first sail making business, E Le Roy Ltd, in Fort Street, Auckland. As sailing ships were replaced by steamships, the Le Roy business diversified into making other canvas goods, including oilskins and other wet weather clothing. All of Emilius's children were involved in the business in some way, including his daughters who would sew flags and other small items. However, it was Edward who eventually took the leading role in the company.⁷²

At the time Edward Le Roy and his second wife Frances bought the house at 3 Glade Place, E Le Roy Ltd was well established, but still developing products. After Emilius Le Roy died in 1905, the range of canvas products at E Le Roy Ltd continued to increase, as did the company's brand recognition. With Edward at the helm, E Le Roy Ltd developed a wide range of business products including *tents, bassinets, camp stretchers, satchels, kit bags for WWI soldiers, body bags for those who died in the 1918 influenza epidemic, sun umbrellas, outdoor furniture and famously the raincoat which later*

⁶⁸ *Auckland Star*, 22 February 1915, *Obituary*

⁶⁹ *Auckland Star*, 2 February 1898, *Auckland Star*, 23 February 1900

⁷⁰ *Auckland Star*, 18 September 1898

⁷¹ *Ibid*

⁷² Mary Ellen Snodgrass, *World Clothing and Fashion – An Encyclopaedia of History, Culture and Social Influence*, p477

became the Australian Driza-bone.⁷³ The company was best-known as a tentmaker as well as offering all canvas goods associated with camping. Following WWI, as motor vehicles became more commonplace, camping became a popular family holiday and E Le Roy's products were continually developed to make camping a more comfortable experience. The brand continued to evolve under Edward's management and the firm operated until the mid-1980s.

Following the purchase of the house, the Le Roy's acquired adjoining properties, often because he was interested in a particularly fine specimen tree or grove on these sites.⁷⁴ Le Roy set about creating a large garden, forming part of what is now known as Le Roy's Bush.⁷⁵ Margaret McClure described the creation of the garden: 'Edward Le Roy created a kind of Englishman's paradise wilderness on his Hinemoa Street property in the gully, digging out patches of native bush and filling the gaps with great lily ponds beneath the kauri.'⁷⁶ She goes on to recall that 'many city visitors came over to the garden parties at the Haywards, the Le Roys, John Court and William Wallace'.⁷⁷ In his obituary, Le Roy was described as 'an ardent student and collector of ferns and other New Zealand flora, writing many articles on the subject under the nom-de-plume of "The Fern Friend"'.⁷⁸ In 1923 Le Roy compiled an encyclopaedic list of 91 native trees that grew in the Birkenhead area with botanical, Māori and common names as well as scholarly descriptions.⁷⁹

In 1924 Edward Le Roy began to subdivide pockets of his land surrounding the house.⁸⁰ On land he retained in the gully below his house, he spent time forming tracks through the bush and culverting streams to prevent flooding, while planting many native plants he had collected around New Zealand, many from Great Barrier Island. He also created three waterlily ponds. During the Depression, when work at E Le Roy Ltd was scarce, Le Roy retained some of his employees to help develop his extensive bush garden until business improved. Edward Le Roy did not create the garden solely for his personal use. He encouraged the public to enjoy the walks and provided tables and seats in the most beautiful parts of the bush for people to rest and picnic.⁸¹

In March 1944, an application was made to the Land Sales Court under the Serviceman's Settlement and Land Sale Grant to convey the house from Le Roy retired tent maker to Eric Tiki Leys, accountant.

Following Le Roy's death in 1947, the extensive (14 acres) garden was offered for sale as a reserve.⁸² The trustees of his estate offered the private garden to the highest bidder unless it was taken on as a public reserve by the Birkenhead Borough Council. There was a threat that the land would be sold off for firewood⁸³, but a fundraising campaign resulted in the garden being purchased as a reserve in 1949. At the time it was managed by the newly formed North Shore Scenic Reserve Board. Community

⁷³ <https://sites.google.com/site/leroybushauckland/history-of-le-roys-bush-lsb-reserves/the-le-roy-family> accessed 2 December 2020

⁷⁴ Ibid

⁷⁵ Le Roys Bush (12 hectares) has been extended from the original block by addition of further purchases of bush-clad back yards. It extends from Highbury in Birkenhead down a valley between Birkenhead Point and Onewa Road, where it joins Little Shoal Bay Reserve (7.5 hectares) and Lutners Reserve (2.6 hectares) near Wilding Ave in Northcote.

⁷⁶ Margaret McClure, *The Story of Birkenhead*,

⁷⁷ Ibid, Henry Hayward created a chain of cinemas, John Court established John Court Department Store, and William Wallace was the Mayor of Birkenhead

⁷⁸ *New Zealand Herald*, 6 February 1947.

⁷⁹ *High Praise and High Tea*, Margaret Peacock presentation, 19 October 2019

⁸⁰ CT NA 63-91

⁸¹ *High Praise and High Tea*, Margaret Peacock presentation, 19 October 2019

⁸² *New Zealand Herald*, 27 September 1948

⁸³ Ibid

volunteers took responsibility for protecting and maintaining it for future generations.⁸⁴ The remaining part of the garden is now known as Le Roys Bush Reserve and is public conservation land.

In 1951, Leys subdivided the property creating a corner section.⁸⁵ At this time the house was still accessed from Hinemoa Street, as only a small part of the front of the section had been subdivided. In 1976, the remainder of the section was subdivided leaving the house on a small plot of land now accessed from Glade Place.⁸⁶ Leys sold the house in 1977 and since then the place has had several owners, including politician, David Shearer, who owned the place from 2003 until 2011.

In 1978, the new owners renovated the place, and in 1990 the verandah was extended at the front of the house matching the original balustrade. New French doors were also added. In 1994, a garage was added. The house has had some interior alterations in more recent years and some of the verandah has been replaced in 2017.

Physical Description⁸⁷

Now situated on a back section accessed from Glade Place, LeRoy Homestead (former) is a late Victorian two storeyed villa. Roof gables feature on the eastern and southern elevations with double storey faceted bay windows beneath the gables extending through two storeys, each with its own roof. Decorative modillions sit beneath a moulded cornice of the second storey bay. Above the first-floor bay is a more pronounced moulded cornice with larger modillions sparsely spaced beneath and these are repeated beneath the windows. Moulded panels feature beneath the windows at both levels of the bays. Slate tiles and tall cement-rendered chimneys adorn the roof. A verandah at both levels, extends between the projecting bays and includes extensive Gothic inspired fretwork. The original entry was on the ground floor of the south facing verandah.

Attached to the western end of the northern wall is a single storey gabled addition which is believed to be the original cottage that was first built on the site. A single level verandah extends along the northern wall providing the new main entry to the house. The verandah returns along the eastern wall of the cottage.

Arthur Herbert White - Architect

The son of Wesleyan missionaries, White was born in Auckland. As a notable and prolific architect, he was responsible for several commissions around Auckland and beyond, a number of which were for the Methodist church. He was also responsible for the design of a number of residences and commercial buildings. His designs include the Zion Hill Sunday School/Church Hall (1901)⁸⁸ in Birkenhead, the residence *Greenlee* in Mt Albert⁸⁹ and the Dominion Road Methodist Church (1915)⁹⁰.

⁸⁴ The Reserve is currently managed by a community volunteer group, Le Roys Bush Management Committee.

⁸⁵ CT NA 37A/746

⁸⁶ CT NA 37A/746

⁸⁷ The house has only been viewed from the street and is largely concealed as it is on a rear section, information given in this description is taken from previous records, and the Auckland Council property file, which includes photos of the house from a 2017 Resource Consent application.

⁸⁸ Part of the Zion Hill Church complex, AUP Schedule ID 00902

⁸⁹ AUP Schedule 14, ID 02818

⁹⁰ AUP Schedule 14, ID 01642

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.

Eversleigh (former)/Le Roy homestead (former)⁹¹ has considerable historical value for its association with an early period of European settlement within the locality and for reflecting important aspects of Birkenhead's history and early growth in the late 19th century. Originally called *Eversleigh*, the place is associated with two important figures in the Birkenhead and wider Auckland community.

Alfred White was a highly respected pillar of the community who played a significant role in the social, economic and political development of Birkenhead, during which time he resided in the residence located at what is now 3 Glade Place (he lived there from 1896 until his death in 1915). He is remembered for his devoted service to the Zion Hill Methodist Church as the secretary of the Zion Hill Church Trustees, and in other capacities, in a dedicatory stained-glass window.

The place also has historical value for its association with businessman Edward Le Roy, who purchased the property in 1918. The firm, E Le Roy Ltd, established by his father Emilius in 1852, was a well-known sail and tent making firm. Like his father Emilius, Le Roy's entrepreneurial skills were a testament to the company's ongoing success. Continually evolving to meet the needs required at the time, the firm made kit bags for WWI soldiers and body bags for those who died during the 1918 influenza pandemic. Following the war, Le Roy developed the company's range of tents as family camping holidays became popular with the advent of the private car. Le Roy was very much involved in the local community, particularly for creating a large garden around his home. Now a public reserve known as Le Roys Bush, the former private garden was carefully cultivated by Le Roy over the period of time he resided at *Eversleigh*. The reserve is a testament to the early conservation work of Le Roy in Birkenhead and his contribution to the Birkenhead landscape.

Eversleigh (former)/Le Roy homestead (former) has overall **outstanding local** 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.

Documented in local and family histories, the place is a historical marker that the local community identifies with and has had a longstanding association with the community. Known locally as Le Roy Homestead, the place is held in high esteem for its association with Edward Le Roy and his contribution to the Birkenhead community, particularly in association with his local legacy, Le Roys Bush. Le Roy Terrace in Birkenhead was named after Edward Le Roy in 1967 to remember him.

Eversleigh (former)/Le Roy homestead (former) has **moderate local** social value.

⁹¹ The name of the place is proposed to be changed through this review. The name "Eversleigh (former)/Le Roy homestead (former)" will be used from this point forward.

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.

Eversleigh (former)/Le Roy homestead (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the homestead.

Eversleigh (former)/Le Roy homestead (former) 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.

As a late 19th century substantial residence, the place has potential to provide knowledge of the way the more elite residents of Birkenhead lived at that time. However, the place is unlikely to yield substantial information not already available from other places or sources, and as a private residence that is not highly visible from the public realm, the ability of the place to provide on-site access and/or interpretation is low. The place is therefore considered to have little knowledge value.

Eversleigh (former)/Le Roy homestead (former) has **little local** knowledge value.

Technology

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

Although representing an early period of construction, the place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the place is considered to have no technology value.

Eversleigh (former)/Le Roy homestead (former) has **no known** technology value.

Physical attributes

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

Constructed in the late 1890s, the place is an excellent, and uncommon local, example of a grand late-Victorian double storey return bay residence. Believed to have been designed by notable architect Arthur H White for his brother, the verandahs and bays of the house are deliberately orientated to catch the views of the Waitemata Harbour. The house has particular value for its intact form, design and appearance. Physical qualities particularly of note are its slate roof, two prominent elaborately detailed bays, prominent masonry chimneys, double hung sash windows and the ornately detailed return two storey verandah. The timber gabled cottage that was located on the property prior to the construction of the homestead is attached to the homestead. This cottage provides a contrast between the grand residence and an early settler cottage.

Eversleigh (former)/Le Roy homestead (former) has **considerable local** physical attributes value.

Aesthetic⁹²

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

The place has considerable aesthetic value for its exquisitely detailed exterior, which provides the place with strong visual appeal. Imposing on its site, the house evokes a sense of grandeur, and exemplifies late 19th and early 20th century taste for homes designed and built for a more affluent client. Aesthetically pleasing, the house has a picturesque quality expressed with the two storeyed elegant bays, each with their own roof and the expansive verandahs, embellished with decorative fretwork.

Eversleigh (former)/Le Roy homestead (former) has **considerable local** aesthetic value.

Context

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

The place forms part of a small and rare collection of surviving grand residences constructed during the late 19th and early 20th centuries that together contribute to the historic context of Birkenhead. Other examples that are recognised in the AUP include Mayor Keyes home at 9 Awanui Street,⁹³ Henry Hayman's home at 25 Hinemoa Street⁹⁴ and Mayor Skeates home at 52 Hinemoa Street⁹⁵. Together they represent an aspect of development in the area as it established as a village. Once a feature on the main road from the wharf, the place is now concealed on a rear section, but it does reflect the earlier development along what is now Hinemoa Street.

Eversleigh (former)/Le Roy homestead (former) has **moderate local** context value.

STATEMENT OF SIGNIFICANCE

Eversleigh (former)/Le Roy homestead (former) is an excellent example of a late 19th century two storey return bay villa. Constructed in the 1890s, the residence is likely the work of notable architect, Arthur H White, built for his brother Alfred.

Associated with two important figures in Birkenhead history, the place has outstanding historical value in the locality. Its first owner, Alfred Lovell White, gave this place the name *Eversleigh*. White was an Auckland businessman, who served the Birkenhead community as a highly esteemed Town Clerk for twelve years, as well as the Borough Council Treasurer and Valuator. He also dedicated his time to the Zion Hill Methodist Church as secretary to the Zion Hill Church trustees and in other capacities and is remembered in a dedicatory stained-glass window in the church. Following his death, the house was owned for twenty-six years by Edward Le Roy, who managed E Le Roy Ltd, a well-known sail-making and canvas supply business established by his father Emilius in 1852. The firm of E Le Roy Ltd became best known for its canvas tents. During his time in the house, Le Roy established a substantial garden close to the house. He preserved the native bush in the area and added to it with other species, both native and exotic, that he had gathered around New Zealand. Le Roy's garden is a public reserve, Le Roys Bush Reserve.

Although now on a rear section, the place is visually appealing with elaborately detailed picturesque bays and decorative fretwork. Orientated to take advantage of the views of the Waitemata Harbour,

⁹² The house has only been viewed from the street and is largely concealed as it is on a rear section, information given in this information is based reliably on previous records, and the Auckland Council property file, which includes recent photos of the house from a 2017 Resource Consent application.

⁹³ AUP Schedule ID 00940

⁹⁴ AUP Schedule ID 00947

⁹⁵ AUP Schedule ID 00950

the place has several levels of aesthetic appeal. Despite its hidden location, the place contributes to a small collection of substantial residences constructed in late 19th century and early 20th century in the area.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Eversleigh (former)/ Le Roy homestead (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Place Name Change – Eversleigh (former)/Le Roy homestead (former).
- Identifying the garage as an exclusion.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---------------------------|----------------------------|---------------------------|------------------|-----------------|------------------------|--|---|---|
| 00897 | LeRoy Homestead (former) <u>Eversleigh (former)/LeRoy homestead (former)</u> | 3 Glade Place, Birkenhead | Lot 2 DP 80447 | A* <u>B</u> | Residence | A,F,G | Refer to planning maps | Interior of building(s); <u>garage</u> | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage

December 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage

December 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy

12 January 2021

Gilderdale Thompson residence (former) - ID 00898

9 Hinemoa Street, Birkenhead



Figure 12. Gilderdale Thompson residence (Auckland Council, 23 May 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of Gilderdale Thompson residence (former) to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as Category A or Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁹⁶. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

⁹⁶ AUP, D17.1 Background

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 11 August 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00898 |
| Place Name/and/or Description | Gilderdale Thompson residence (former) |
| Verified Location | 9 Hinemoa Street Birkenhead |
| Verified Legal Description | Lot 1 DP 11421 |
| Category | A* |
| Primary feature | Residence |
| Known Heritage Values | A, F, G |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 13. Historic Heritage Overlay Extent of Place (EOP) for ID 00898 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Gilderdale Thompson Residence was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

Gilderdale Thompson Residence (former) was included in the AUP as a category A* place. The place is identified as a character-defining building in the Special Character Areas Overlay Residential and Business – Residential North Shore Birkenhead Point. The place is identified in the Auckland Council Cultural Heritage Inventory as Gilderdale Thompson Residence (former)/ "Gilderdale" Thompson Residence (ID 2898).

History

The house at 9 Hinemoa Street was constructed in 1910 as a retirement home for William and Maria Thompson. The Thompsons were pioneers in the fruit growing industry in Birkenhead. Arriving in New Zealand from England with their three children in 1871, they established Park Hill Orchard after settling in Birkenhead.⁹⁷

William Thompson had worked nine years as a solicitor's clerk prior to coming to New Zealand. On arrival in Auckland at the age of 30, Thompson moved to Thames to look for work in the goldfields but was unsuccessful. He returned to Auckland and looked for land cheap enough to settle on with his family and farm. The Thompsons bought land in the Birkenhead bush in the area where Birkenhead Avenue and Glenfield Road are now located. Their neighbours were the Hawkins and Wilson families. The three families pioneered the orchard industry in Birkenhead. The Thompsons took a particular interest in cultivating strawberries and were said to be the first to establish strawberry fields in the area. Strawberry growing was to become a thriving industry in Birkenhead and Birkdale for years to come.

The Thompsons and their orchard

In letters home, Thompson described the purchase as follows:

*'10 acres with wooden house 18 x 14 no upstairs and only one room. I thought I could make a living out of it so I bought it for £100 paid £40 down and 10% on balance which is rather a drag... if I had not crossed the water I couldn't have got anything under £100 so near Auckland.'*⁹⁸

Planting quarter of an acre of strawberries, Thompson hoped to pay off his property within a year:

*'I had to set to work, get in crop, build chimney, make furniture and work as hard as I could... The first thing I did was to make a proper road to our spring, which is beautiful water then I set to and got in a lot of potatoes and peas. I then got bricks for a chimney which I had to fetch across the Harbour in a boat, which I borrowed. I am now fencing the place in...as soon as I have done the fencing I will get a cow.'*⁹⁹

Thompson expanded the Park Hill Orchard house to make it more liveable and, with Maria, cleared and fenced the land so that cattle could be kept and gardens to be planted. To make money while

⁹⁷ McClure, Margaret, *The Story of Birkenhead*

⁹⁸ William Thompson letter, 28 December 1871 as seen in McClure, Margaret, *The Story of Birkenhead*, p36

⁹⁹ McClure, Margaret, *The Story of Birkenhead*, p37

developing his land, Thompson contracted himself out for fencing and roadmaking. In 1872, Thompson took on another role as a salesman to make extra money, selling brass taps, a clock, wine glasses and settler's handbooks. He also became clerk and collector for the Birkenhead Highway Board at £15 a year.

Always willing to try new skills, Thompson built a bell turret for St John's Church in Northcote, then known as Stokes Point. He was an officer of the Anglican Church and a trustee of the Anglican cemetery.¹⁰⁰ Turning his energies to the growing Birkenhead community, Thompson became involved in local politics, representing the area on the Waitemata County Council. He advocated grants for roads and a steamship ferry from the city to Birkenhead. Thompson was an agent for Frederick Whitaker and was instrumental in subdividing the land surveyed by William F Hammond in Northcote and Birkenhead.¹⁰¹ For some years, he was President of the Northcote and Birkenhead Fruitgrower's Association.¹⁰² Overall, Thompson provided an enormous input into the development of the Kaipatiki community.

Park Hill Orchard became well-known in the area as William and Maria expanded their produce and marketed their fruit throughout New Zealand.¹⁰³ In 1891 the orchard was described as being 12 acres with apples, plums and pear, etc and that Thompson shipped fruit as far afield as Dunedin.¹⁰⁴

The site of the Gilderdale Thompson residence

Thompson bought land close to the Birkenhead wharf in 1886¹⁰⁵ where he established his shop (the site now known as 7 Hinemoa Street). In 1896, he bought the land *Gilderdale* was built on, now 9 Hinemoa Street, and the neighbouring site, now 11 Hinemoa Street.¹⁰⁶ This land was approximately two kilometres from Park Hill Orchard.

Margaret McClure's, *The Story of Birkenhead*, refers to the Thompson's producing jam in 1898 'in the back garden of their elegant new home on the cliff above Birkenhead Wharf.'¹⁰⁷ Kathy Haddon also refers to Maria making jam in the backyard of 9 Hinemoa Street in the 1890s in *Birkenhead The Way We Were*.¹⁰⁸ In a photograph taken around the turn of the century (Figure 3) there is no sign of a house on the land the Thompsons owned. However, records indicate the Thompson's were definitely living near the wharf in the 1900s.¹⁰⁹ Newspaper reports record a shop belonging to William Thompson close to the wharf which was often used as a polling booth.¹¹⁰ A shop can be seen quite clearly in Figure 3. The photograph also shows a large shed-like building and ancillary sheds, indicating there was some industrial use of this property.

¹⁰⁰ *Auckland Star*, 3 May 1928

¹⁰¹ *Ibid*

¹⁰² *Ibid*

¹⁰³ *Auckland Star*, 3 May 1928

¹⁰⁴ *New Zealand Herald*, 16 February 1891

¹⁰⁵ CT NA 31 -109

¹⁰⁶ CT NA 70- 179

¹⁰⁷ McClure, Margaret, *The Story of Birkenhead*, p78

¹⁰⁸ Kathy Haddon, *Birkenhead, The Way We Were*, p23

¹⁰⁹ *New Zealand Herald*, 25 September 1906.

¹¹⁰ *Auckland Star*, 20 June 1911



Figure 14. The land now known as 7 and part of 9 Hinemoa Street in a photograph taken before any houses were built on the Thompson land. The shop that Thompson owned is shown in the circle to the left. The sheds at the rear shown in the circle to the right are possibly the canning factory set up by William Thompson. (Auckland Libraries Heritage Collections B0518).

In a 1904 photograph, a square fronted timber villa appears on the land bought by William Thompson in 1896, now known as 11 Hinemoa Street (see Figure 4 below). *Gilderdale*, at 9 Hinemoa Street, is not yet constructed.



Figure 15. This image was taken by Henry Winkelman in 1904 and the circled buildings indicate the new villa owned by Thompson and the shop to the left. There is no sign of *Gilderdale* at this time. The circled timber villa is still on the site now known as 11 Hinemoa Street. The shed is still apparent to the right of these circled buildings. (Auckland Libraries Heritage Collections B0169).

Jam making

Maria had been making strawberry jam and preserving fruit for years and had earlier, along with her mother, Mrs Stanley,¹¹¹ won the horticultural show award for presenting fruit in jars for market. Thompson clearly saw a business opportunity and in the late 1890s, as previously mentioned, established a cannery preserving about twelve tonnes of fruit from his orchard, together with about twenty tonnes obtained from other orchards in the area.¹¹² This gave local growers a market for their smallest berries and the jam was sold door to door by the Thompson sons. In 1897 William and Maria's son, Robert Stanley Thompson, developed the family's fruit preserve industry further by establishing a company with his partner, accountant Frank Hills.¹¹³ They called themselves Thompson and Hills, Fruit Preservers,¹¹⁴ setting themselves up in a factory in Wellesley Street West.¹¹⁵ It is unclear if William Thompson was a partner in this initial set up, but his fruit preserve industry clearly activated it. By 1903, the company was so successful, they had moved into a purpose-built factory in Nelson Street.¹¹⁶ By the end of 1904, they had introduced what would become the well-known 'Oak' brand of jams and preserves to New Zealand.¹¹⁷ Thompson and Hills were New Zealand's largest jam company for the next 40 years. Thompson and Hills Ltd, along with the Oak brand, was purchased by Watties in 1964.

The house at 9 Hinemoa Street

A building permit was granted by the Birkenhead Borough Council in June 1910 for a brick dwelling on Main Street¹¹⁸, Birkenhead for Wm Thompson.¹¹⁹ It is believed this is the permit for the house now standing at 9 Hinemoa Street. The Thompson's called the home that was constructed *Gilderdale*.



Figure 16. This photograph was taken in 1910 by William Archer Price, showing the house already built in the red circle. The former Thompson villa can be seen to the left of the house. This timber villa still exists today. (Auckland Libraries Heritage Collections B0161).

¹¹¹ Maria's parents had also migrated to New Zealand in 1879. Other Stanley family members followed.

¹¹² The Cyclopaedia of New Zealand, 1902.

¹¹³ <https://collections.tepapa.govt.nz/object/263380> accessed 16 September 2020

¹¹⁴ *New Zealand Herald*, 15 December 1898

¹¹⁵ *Auckland Star*, 12 October 1897

¹¹⁶ *New Zealand Herald*, 16 January 1903

¹¹⁷ *Auckland Star*, 1 November 1904

¹¹⁸ Main Street, Birkenhead was later to become known as Hinemoa Street.

¹¹⁹ Birkenhead Borough Council Minutes, 16 June 1910

The land on which the former Thompson home was built at 11 Hinemoa Street was subdivided and sold by the Thompsons in 1920.¹²⁰ The land on which the shop was located was also sold that year.



Figure 17. A photograph taken in 1921 with *Gilderdale* circled in red, showing its proximity to the wharf. The shop buildings can be seen to the right of the house.

William and Maria Thompson lived in *Gilderdale* until they died. After celebrating their Diamond Wedding anniversary on 30 December 1927,¹²¹ William died in May 1928¹²² at the age of 84 and Maria a year later at the age of 85.¹²³ In newspaper reports, William Thompson's funeral was described as having a lengthy cortege, which included, apart from family and friends, many officials, present and former, from local bodies and other organisations, including the Mayor of Northcote.¹²⁴ The house was put in a trust following their deaths¹²⁵ and was sold in 1938. It has been owned by various people since that time.

It is unknown who designed the house, but newspapers advertised a tender notice from architect John M Walker to build a brick cottage in Birkenhead in July/August 1910.¹²⁶ This is the only tender advertised for a dwelling in Birkenhead following the permit being issued. It appears likely that Walker was the architect, unless the construction did not go out for tender.¹²⁷ However, there is no conclusive proof at this time.

¹²⁰ CT NA268-216

¹²¹ *New Zealand Herald*, 30 December 1927

¹²² *New Zealand Herald*, 5 May 1928

¹²³ *Auckland Star*, 27 September 1929

¹²⁴ *New Zealand Herald*, 5 May 1928

¹²⁵ CT NA268-215

¹²⁶ *Auckland Star*, 30 July 1910

¹²⁷ Walker was prolific in residential design throughout the Auckland region. He was also the architect for the Victoria Theatre in Devonport built in 1912 (Schedule no. 01132). He was also responsible for a number of commercial designs and the former Royal Theatre (c.1915) at 486 New North Road in Kingsland, which, like the Victoria Theatre, was built for John Leon Benwell.

Physical Description

Gilderdale is an unusual example of a transitional villa, with Italianate influences. Narrow in form with closely placed double faceted bays, the house's entry is from a side porch. Symmetry is expressed in the narrow bays extending as high as the eaves, with a faceted hipped roof on each bay extending from the Dutch gabled roof. Narrow double hung sash windows feature in the bays, while a casement window has been added later in the gable end. The chimneys are still in place and are embellished with cross motifs. The house is constructed of brick, which is comparatively rare for residential properties in the area.

Alterations over time have included the addition of a children's attic playroom in 1977, which included dormers.

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.

*Gilderdale*¹²⁸ is of considerable historical significance in its association with local entrepreneur William Thompson. As early settlers in the area, William and his wife Maria and their family, began life in Birkenhead in 1871. Along with their neighbours, the Hawkins and the Wilsons, the Thompsons pioneered the strawberry growing industry for which Birkenhead was to become renowned.

With industrial prowess he exported his fruit all over New Zealand and began preserving fruit (both his and others) for sale, along with Maria's prizewinning strawberry jam. The industry evolved as it was developed by his son, Robert Stanley Thompson, to become the well-known enterprise Thompson and Hills and the consequent production of the Oak brand, a household name in New Zealand.

Through hard work and perseverance, taking on many roles within the community, Thompson was a central figure in the development of the Kaipatiki district. A local politician, he advocated for road construction and a steam ferry service. He continued to be highly revered in the community up until his death. He was one of the prime contributors to the earliest development of Birkenhead and continued to contribute over his lifetime there. Many dignitaries attended his funeral, and he was well remembered in his obituary for all the progressive work he undertook in the development of Birkenhead.

Gilderdale has **considerable local** 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 house is held in high esteem by the Birkenhead Heritage Society as the former home of William Thompson and his wife Maria. The place is an historic marker that the local community identifies with as a tangible reminder of one of the founding members of the district.

Gilderdale has **moderate local** social value.

¹²⁸ *Gilderdale*, rather than *Gilderdale Thompson residence*, is historically accurate as the name of this place. Although it was the former Thompson residence, the overall place was known as *Gilderdale*.

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.

Gilderdale has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the house.

Gilderdale 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.

As the home of prominent local community members, the place has potential to provide knowledge of the importance of William and Maria Thompson and their part in the fruit growing industry and in the development of Birkenhead. Interpretation could be provided to explain the relevance of this place to local history and its importance in the landscape of Birkenhead.

Gilderdale has **moderate local** knowledge value.

Technology

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

Gilderdale is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials, and as such is considered to have no known technology value.

Gilderdale has **no known** technology value.

Physical attributes

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

Gilderdale has considerable local value for its physical attributes as being a uniquely designed brick transitional villa with Italianate influences. The windows are particularly narrow, and the bays are each capped with a faceted hipped roof. A Dutch gabled roof and the side entry demonstrate the transitional nature of the house. Despite some minor changes, the house has high integrity as indicated by the early photographs of the villa. The chimneys are still in place and are adorned with interesting and unusual raised cross motifs.

Gilderdale has **considerable local** physical attributes value.

Aesthetic

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

Gilderdale has considerable local aesthetic value. Overlooking Little Shoal Bay, the place has magnificent views of the bays and harbour, overlooking Northcote Point and the city. Because of its unusual design, the house has a noticeable presence on the approach to the ferry wharf. With the

pronounced double bays and the overall unusual nature of the design, the house has a storybook appearance and picturesque qualities providing it with a strong visual appeal.

Gilderdale has considerable local aesthetic value.

Context

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

Gilderdale has moderate local context value. Located on its original site, the house is a rare surviving building associated with early settler fruit growers in the area. Another residence associated with a local fruit grower is identified in the North Shore Thematic Study as being the home of Charles Levesque at 205 Birkdale Road, Birkdale, which is scheduled in the AUP.¹²⁹

The place is also associated with the wider historical landscape of Birkenhead and is a contemporary of a number of remaining buildings, including both residences and businesses that were built around the first decade of the 20th century as the area developed.

Gilderdale has moderate local context value.

STATEMENT OF SIGNIFICANCE

Gilderdale has historical significance as the former home of local entrepreneurial fruit grower, developer, politician and community leader, William Thompson and his wife Maria. The place is a tangible reminder of the Thompson’s participation in the early development of Birkenhead and the areas’ former fruit growing industry. The development of the family fruit growing business into the fruit preserve industry led to the establishment of Thompson and Hills in 1897.

William and his wife Maria built Gilderdale in 1910 as their retirement residence, having owned the property since the late 1880s. A transitional style villa, the design of the house is unusual with its tall narrow bays at the front of the house, each capped with a faceted hipped roof. The form of the design and features such as the Dutch gable and the raised crosses on the chimneys provide the house with a picturesque quality and strong visual appeal.

Held in high esteem by the Birkenhead Heritage Society for its association with William and Maria Thompson, Gilderdale is also recognised for its contribution to the wider historical landscape of Birkenhead.

TABLE OF HERITAGE VALUES

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

¹²⁹ Schedule 14.1, ID 02662

CATEGORY RECOMMENDATION

Gilderdale meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Place name – amend the name to Gilderdale.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---------------------------------|----------------------------|-----------------|------------------|-----------------|------------------------------|----------------------------|---|---|
| 00898 | Gilderdale Thompson residence (former) | 9 Hinemoa Street, Birkenhead | Lot 1 DP 11421 | A* B | Residence | A, F, G | Refer to planning maps | Interior of building(s) | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage
September 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
September 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
24 September 2020

Hellaby's Butcher Shop (former)/Marinovic Buildings - ID 00899

94 Hinemoa Street, Birkenhead



Figure 18 Hellaby's Building (former) (Auckland Council September 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Hellaby's Butcher Shop (former)/ Marinovic Buildings in Birkenhead to determine whether it meets the Auckland Unitary Plan (Operative in part) (AUP) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils¹³⁰. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

¹³⁰ AUP, D17.1 Background

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

A site visit was conducted on 11 August 2020.

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00899 |
| Place Name/and/or Description | Hellaby's Butcher Shop (former)/Marinovic Buildings |
| Verified Location | 94 Hinemoa Street, Birkenhead |
| Verified Legal Description | LOT 100 DP 498519; road reserve |
| Category | A* |
| Primary feature | Building; outbuildings |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 19: Historic Heritage Overlay Extent of Place (EOP) for ID 00899 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The Hellaby's Building (Marinovic Building) was originally scheduled in the North Shore City District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place, named Hellaby's Butcher Shop (former)/Marinovic Buildings. The place is also identified as a character-defining building in the AUP Special Character Areas Overlay Residential and Business: Business Lower Hinemoa Street. The place is identified in the Auckland Council Cultural Heritage Inventory as Former Hellaby's Building (Marinovic Building) & Outbuilding/ Hellaby's Building (Marinovic Building) (ID 12956).

History

Largely a rural community, the commercial development of Birkenhead was slow. A small shopping centre began to develop at the turn of the 20th century, with a scattering of shops on Hinemoa Street.¹³¹ New shops and businesses started to appear in the early 1900s, including a chemist, a bakery, a post office, and a general store. It was in this early stage of development, in 1903, the site now known as 94 Hinemoa Street (located on the corner of what were known at the time as Main Street and Rugby Road¹³²) was acquired by Amy Maria Hellaby.¹³³ At the time, Amy ran the family butcher business R & W Hellaby Limited. She clearly saw the potential for the first dedicated butchery in the area. The original building on the site was reportedly a bake house, known as the Royal Bakery. Turning the bakery into a butcher shop was part of Amy Hellaby's approach as she developed the firm's fast-growing franchise in the Auckland region. At the turn of the century, R & W Hellaby Limited was said to be the country's largest private company, employing over 250 people.¹³⁴

R & W Hellaby

The firm R & W Hellaby was established in 1873 by brothers Richard and William. Richard and William Hellaby were born in Thurstaston, Derbyshire, England, into a farming family. Older brother William, who was born in 1845, moved to New Zealand, arriving in August 1867 and began his life in New Zealand mining in Thames and, after leaving the mines, opened up a small tobacconist shop. Richard, born in 1849, stayed behind in England as an apprentice to a butcher, and eventually set up his own butcher's stall. He followed William to New Zealand, arriving in Dunedin in 1868 to work in the Otago gold fields. After losing his possessions in a flash flood, Richard travelled to Thames to reunite with his brother briefly before moving to Auckland in late 1868/early 1869. There he began work for F H Hammond, a butcher in Shortland Street.

Realising that there was money to be made in the butcher's trade, the brothers devised a plan to establish a business together. William sold his store in Thames and in November 1873, the brothers bought out Richard's employer, purchasing the Shortland Street store. The firm of R & W Hellaby was thus established. Within three years they had expanded the business and occupied new, larger premises. The business offered a wide variety of goods with a delivery service to both town and country customers. In the 1880s they expanded into the frozen meat trade. When the New Zealand Frozen Meat and Storage Company was liquidated in 1889, R & W Hellaby acquired a number of the assets. By 1898, R & W Hellaby Limited was the largest butcher's firm in New Zealand. In 1900, the brothers formed a limited liability company. By 1901, the company had established slaughter works at

¹³¹ At the time Hinemoa Street was known as Main Road, and then around 1913 it was renamed Hauraki Street. Hauraki Street was then renamed Hinemoa as part of a continuation of Hinemoa Street (by the wharf) in 1967.

<https://www.aucklandlibraries.govt.nz/Pages/north-shore-street-names.aspx#>

¹³² At the time Rugby Road was known as Telephone Road. ¹³²

<https://www.aucklandlibraries.govt.nz/Pages/north-shore-street-names.aspx#>

¹³³ CT 95/123

Westmere (then called Richmond) as well as substantial premises in town with stables and a warehouse, along with several branches throughout Auckland. At the turn of the 20th century, R & W Hellaby Limited was the largest exporter of frozen meat to Great Britain.¹³⁵

In November 1900, William died during minor surgery and his wife Rosina died three weeks later. Their five children aged between seven and 20 were taken in by Richard and his wife Amy, who had six children of their own. Richard died suddenly in June 1902 of a heart attack. Amy became a director of the business and, with trustees appointed by Richard, took over the leadership of the company. She was determined to keep the family business running until her sons and nephews were old enough to be involved. In the next 12 years the company, under Amy's management, moved its abattoir from Westmere to Westfield and erected a six-storey office in Queen Street. During the war, with the young Hellaby men overseas in the army, Amy relocated to England. She returned in 1919 to save the business, which had gone into decline. Amy proved to be an excellent businesswoman who successfully continued to develop the business, enabling it to stay in the family when she finally retired. In 2000, Amy Hellaby was posthumously inducted into the New Zealand Business Hall of Fame.¹³⁶

In 1921, Amy's son Fred took over from the trustees, along with his brother, John, and William's son Arthur.¹³⁷ The company survived the depression, which was followed by an extraordinarily high demand for meat during WWII. Following the war, in 1945, the company's net profits fell, and a number of branches were sold off to recover some of their losses.

In 1948, Fred's son Alan Hellaby joined the company, taking over the leadership in 1958. He was knighted in 1981 for his services in the meat industry and retired the same year.¹³⁸ The company was absorbed into the Renouf Corporation briefly until the corporation's demise in the late 1980s.¹³⁹ The Hellaby name was reinstated, and the company relisted in 1994, with Alan's sons, Fred and James, at the helm. The company is now incorporated into Wilson Hellaby Limited, located in Great South Road, Mt Wellington, near Hellaby's former Westfield abattoir.

Hellaby's Butcher Shop in Birkenhead

In 1905, Robert E Stott, who had been working at the Hellaby's butcher shop in Devonport, became the manager at the newly opened Birkenhead branch. In 1909, the property was transferred from Amy Hellaby to the company name R & W Hellaby Ltd.¹⁴⁰ In 1911, the existing building on the site was relocated to make way for new premises that would include three shops and accommodation. It is not known if the brick building located on 94 Hinemoa Street was already there at the time the new premises were built. By this time, Birkenhead was becoming a more suburban settlement and there was a greater need for a shopping centre to cater for the growing population.

In 1912, a tender notice advertised for contractors to construct a block of three shops and three dwellings (above the shops) in brick on Main Road, Birkenhead for R & W Hellaby Ltd., Butchers.¹⁴¹ Fred Souster was named as the architect.¹⁴² The successful tenderers were reported as being Pattison and Brooks at £4240.¹⁴³ The new premises was described as being 60ft square with a butcher's shop

¹³⁵ Ibid

¹³⁶ <http://www.businesshalloffame.co.nz/past-laureates>

¹³⁷ Ibid

¹³⁸ *New Zealand Herald*, 24 My 2001

¹³⁹ <https://www.takeovers.govt.nz/assets/Transactions/6237704e5b/Hellaby-Rule-21-independent-advisers-report.pdf> accessed 14 September 2020.

¹⁴⁰ CT 95/123

¹⁴¹ *New Zealand Herald*, 18 June 1912

¹⁴² Ibid

¹⁴³ *New Zealand Herald*, 5 July 1912

and two private shops rented to tenants with living accommodation above.¹⁴⁴ The building was completed by early 1913 as indicated in a letter from the Birkenhead Borough Town Clerk Arthur Greenslade to R & W Hellaby regarding the lowering of Telephone Road.¹⁴⁵

The Birkenhead branch of Hellaby's was well known for delivering goods to people's homes, either on a horse or via a horse and buggy, arriving at each gate and calling 'butcher'.¹⁴⁶ Robert Stott, the store's first manager, became the butcher that the locals associated with the Hellaby's Birkenhead store. Stott managed the store until the new building was erected and then moved on to manage R & W Hellaby's shop in Karangahape Road. At some stage he came back to manage the shop in Birkenhead and lived in the manager's house next door (which was also owned by R & W Hellaby), before starting his own butchery a few meters up the road, in 1921. Stott's Butchers operated from the property now known as 136-140 Hinemoa Street for over sixty years, from 1921 until 1983 and was an important part of the local community.¹⁴⁷

The building at 94 Hinemoa Street was owned by R & W Hellaby until 1945, when it was sold to Alfred Cyril Crocombe and Raymond Walter Stephen Russell.¹⁴⁸ Alfred Cyril Crocombe served as Mayor of Birkenhead from 1959 until 1968.¹⁴⁹ The advertisement to sell the building featured several buildings owned by R & W Hellaby around Auckland, which were sold after WWII.

The advertisement for the sale of the property referred to Lot 5 being a 'SUBSTANTIAL TWO STOREY BLOCK OF THREE (3) SHOPS, each with living rooms above and at the rear. Each shop has its own yard and brick outbuilding provides a washhouse store and wc.' The brick outbuilding referred to in this advertisement still exists and is likely to be the former R and W Hellaby Birkenhead stable. Lot 4 referred to a brick cottage of '4 rooms, office and attic room' adjoining the two-storey block. This was understood to be the manager's house.¹⁵⁰

From 1945 until the place was sold again in 1978, the building was adapted to be used as Crocombe's Rose's Lime Juice and onion bottling and Edmond Fielders Cornflour packaging factory. According to local resident and historian David Verran, the owners sealed off all the doors to the front of the shops except the central door which was used as an elevator entrance providing access for heavy goods to the first floor. The entrance on Rugby Road was used for deliveries. Verran recalls the cornflour arriving in big bags and going out in individual boxes to grocery stores.¹⁵¹

Following Crocombe's death in 1979, the place was sold to Tonci Erin Marinovic in 1980.¹⁵² The name of the building was changed to Marinovic Building. In 1994, Marinovic turned the former butcher shop into a café. It continues today as a café by the name of Ravenhill, named after notable Auckland architect WF Hammond's Birkenhead home.

The former R & W Hellaby building in Birkenhead is one of the few known surviving examples of what was once a large number of late 19th century and early 20th century suburban Hellaby's butcher shops in the Auckland region. It is certainly the most intact. Former Hellaby's shop buildings from the late

¹⁴⁴ Ibid, *New Zealand Herald*, 9 September 1912

¹⁴⁵ Council Archives BCC457/1 Item 2 Correspondence to Hellabys 28/2/1913

¹⁴⁶ Kathy Haddon, *Birkenhead, The Way We Were*, p60

¹⁴⁸ *Auckland Star*, 20 July 1945; CT NA95/123

¹⁴⁹ https://en.wikipedia.org/wiki/Birkenhead,_New_Zealand

¹⁵⁰ *Auckland Star*, 20 July 1945.

¹⁵¹ Information from an email conversation with David Verran.

¹⁵² CT NA 42A/985

19th and early 20th century, that are known to still exist, include 15-23 Khyber Pass Road, Grafton, 459-469 Karangahape Road, and 64 Queen Street, Northcote. None of these buildings have retained any of the features typical of butcher's shops and the Northcote shop is no longer recognisable as a former shop of any kind. It is also interesting that when compared to these former Hellaby's retail outlets, the building in Birkenhead is not only the most intact but also the grandest example of its type.

Physical Description

The building was designed in an Edwardian Free Classical style that was popular in shop designs of its era. Italianate influences are demonstrated on the balustraded parapet. A corner block, the façade has a higher and more elaborate parapet facing Hinemoa Street, with a tripartite design, defining the three separate shops of the building. The central section of the parapet is solid and slightly higher to the balustraded parapets on either side. Concrete finials are present on the ends of each of the tripartite parapets. On the Rugby Road facade, the parapet is plain and much lower. Moulded cornices below the parapet and above the verandah are decorated with modillions, which extend across both street facades. Corinthian pilasters face Hinemoa Street on either side of the central windows. Rusticated cornerstones feature on the corners of the first-floor level. Double-hung sash windows with fanlights feature along both facades of the first floor, and on the ground floor of the Rugby Road façade. They are finished with moulded pilaster facings and, on the Hinemoa Street side, the first-floor windows feature pediments supported by decorative corbels. Residential Queen Anne influences can be seen in the way the panes are divided into small squares in all fanlights. The corrugated steel street verandah is curved and is supported on cast iron columns. Large paned shop fronts still exist with tiled bases and inset entries.

The brick building at the rear, referred to as a 'washhouse, store and wc' in the 1945 advertisement to sell the place¹⁵³, is a gabled yellow brick building with a corrugated steel roof. Running the width of the property, the gabled end faces the street. A verandah runs almost the length of the building on the eastern side facing on to a brick courtyard between the brick building and the former Hellaby's building. A large lean-to addition exists on the western side. The elevation facing the street (Rugby Road) has a fixed timber multi-paned window on the eastern side with a mature bougainvillea climbing the western side of the gabled end. The lean-to addition has a glazed entry. The eastern elevation has a large double entry central multipaned glazed and timber panelled opening with a top light. On either side are other timber panelled entry doors and multi-paned windows. The form of the building and the age of the bricks indicate that it was an early addition to the place, and likely used, at least in part, as a stable.

In the interior, the original tiles still grace the ceiling and walls of the former Hellaby's butcher shop in the front room. In Margaret McClure's book, *The Story of Birkenhead*, the patterned tiled ceiling is claimed to be the first of its kind in Australasia.¹⁵⁴ Centred on the ceiling is a tiled bull's head. It was a tradition in the early years of the development of Hellaby's business to use Minton's tiles for decorative purpose. The tiles were from Thomas Minton's factory in Stoke upon Trent, established between 1793 and 1796, and were known as Minton ware.

Frederick Souster

Frederick Souster was a builder and architect who was responsible for many ecclesiastical, residential and commercial buildings within the Auckland region, but in particular he was prolific in the Birkenhead/Northcote district.

¹⁵³ *Auckland Star*, 20 July 1945.

¹⁵⁴ Margaret McClure, *The Story of Birkenhead*, p101

Souster arrived in New Zealand as a child from Northampton, England with his parents and his brother, Marmaduke. The Souster name was well known on the North Shore for architectural and building work completed in the early decades of the 20th century. Souster was a lay preacher with the Methodist Church, who gave much of his time to the church. During World War I (WWI), he officiated as Minister at New Plymouth and Ōtāhuhu. As a builder, he built the Zion Hill Wesleyan Sunday Schoolroom (1901), the Northcote Methodist Church, which he also designed (1901), and the Takapuna Methodist Church, which he also designed (1923). He was the architect for the Northcote Presbyterian Manse (1904), the Birkenhead Borough Council Chambers (1906), and the Vauxhall Methodist Church in Devonport (1925).

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 R & W Hellaby Limited Building (former) has significance for its important association with the family firm R & W Hellaby Ltd, which almost monopolised the meat market in the late 19th and early 20th century in New Zealand. R & W Hellaby are one of the celebrated family businesses that played a pivotal role in the development of the meat industry and export ventures in New Zealand. Established in 1873 by brothers Richard and William Hellaby, the firm still operates today as part of an amalgamation known as Wilson and Hellaby.

The place has outstanding regional historical significance as the only known intact example of a surviving purpose-built R & W Hellaby's building in Auckland representing the enterprise during a significant period of growth under the helm of Amy Hellaby. The Hinemoa Street building was built for R & W Hellaby at a time when the business was in the hands of Richard's wife, Amy, following William's death in 1900 and Richard's death in 1902. At the time of Richard's death, the firm was one of the largest private companies in New Zealand, employing over 250 people. Instead of selling the business, and at a time when women were not expected to show ambition or display business aspirations, Amy continued at the helm for over twenty years. An astute businesswoman, she expanded the business and maintained its success to provide a legacy for her family. Amy Hellaby was inducted into the New Zealand Business Hall of Fame in 2000.

The place has local significance for its associations with the Stott family butchers business, an important well-known local business in Birkenhead in the 20th century. Robert Stott managed the earlier Hellaby's butcher's shop prior to that original building being relocated and the current building erected. He later returned to manage the shop in its new premises, having been an R & W Hellaby employee for many years in various branches, before eventually opening his own butcher shop in 1921.

The building also has local significance for its association with former Mayor of Birkenhead, Alfred Cyril Crocombe. When the building was sold to Crocombe and his partner, Russell, in 1945, it was repurposed as the bottling and packaging factory for Crocombe's Roses lime juice and Edmond Fielder's Cornflour. The factory was still operating when Crocombe became mayor, a position he held between 1959 and 1968.

Built during the development of Birkenhead's first commercial centre, the building housed the first dedicated butcher shop in Birkenhead. Hellaby's butcher shop has local significance for the major role it played in this important time of development of Birkenhead as a suburb.

The R & W Hellaby Limited Building (former) has **considerable local and regional** 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 place is held in high esteem in the community as the former R & W Hellaby building. Despite its name change to become the Marinovic Building, the place continues to be known by the locals as the Hellaby's building and is a historic marker in the locality. Now a popular café/restaurant, it is named after notable Auckland architect and former local Birkenhead resident W F Hammond's home, Ravenhill.

The second shop to be built on this site, this substantial and exquisitely detailed building demonstrates a way of life when the local butcher shop was an essential part of the community. In an era of no refrigeration and little means of transport, the centrally located shop was accessible for locals to receive fresh goods.

The place features in several published local history and oral history stories. It is known as one of Birkenhead's most substantial buildings in lower Hinemoa Street.

The R & W Hellaby Limited Building (former) has **considerable 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 R & W Hellaby Limited Building (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the building.

The R & W Hellaby Limited Building (former) 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 R & W Hellaby Limited Building (former) has some potential to provide knowledge of early butcher shops in Auckland. The use of easy to clean surfaces, and the butcher's hooks that are still present demonstrate its former use.

The brick building at the rear of the place, believed to be the former stable contributes to an understanding of the importance of the delivery of perishable goods on a daily basis.

Open to the public as a cafe and retail outlet, the place has the potential to educate both locals and visitors through on-site interpretation.

In a wider sense, the building could also improve the understanding of Birkenhead's early 20th century commercial development, the architectural influences of the time, and past customs of retail consumption.

The R & W Hellaby Limited Building (former) has **moderate local** knowledge value.

Technology

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

Built of standard, readily available materials during the early decades of the 20th century, the place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the building is not known to have technology value.

The R & W Hellaby Limited Building (former) has **no known technology** value.

Physical attributes

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

The design of the R & W Hellaby Limited Building (former) is significant as a substantial and notable work of local architect and builder, Fred Souster, who was prolific in the area. The building is one of Souster's most noteworthy designs and one which has retained its architectural integrity. Alterations undertaken in the late 1940s, when it was used as a bottling and packaging factory, are not visible.

The brick building at the rear, although altered, and no longer used for its original purpose, is still legible as a more rudimentary purpose-built design contributing to the overall intact nature of the site.

The R & W Hellaby Limited Building (former) is an excellent representative of early 20th century commercial architecture in the Birkenhead location and the Auckland region. It is designed in the Edwardian Free Classical style, with Italianate influences. Of brick construction, the external façade is rendered and displays grand decorative details such as the balustraded parapet with concrete finials, modillions beneath moulded cornices, moulded pediments and corbels on the first-floor windows, Corinthian pilasters facing Hinemoa Street and the heavier rusticated pilasters on each corner and turned cast iron verandah posts.

The decorative interior wall and ceiling tiling is intact in the corner room of the former butcher's shop that is now a café, demonstrating its former use. Imported from England, the Minton encaustic tiles, complete with the bull's head in the centre of the ceiling, are a key intact feature of the interior. Glazed tiles, often featuring cows, sheep, or pigs, are usually the first and biggest clue that a shop once belonged to a butcher. Vitreous surfaces were popular with butchers because they were easier to clean than absorbent wood or plaster.

A butcher's rail and hooks that were once used to hang carcasses are still present. The carcass was unhooked and cut to accommodate individual customer's needs. The blood from the cut fell onto a sawdust strewn floor.

The marble counter slabs beneath the corner windows are believed to be the original display slabs used by the butchery. This much detail is rare and is not apparent in any of the handful of remaining R & W Hellaby buildings of the late 19th and early 20th century, in the Auckland region.

The R & W Hellaby Limited Building (former) has **outstanding local** physical attributes value.

Aesthetic

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

Located on a corner site in Birkenhead, the subject building has considerable aesthetic value as a conspicuous and visually appealing building in the context of the locality. The handsome architectural detailing of its two principal elevations provides an aesthetic quality that is evocative of early 20th century commercial buildings. The elaborate nature of the decorative façade illustrated a perception of business success and pride. Contributing to the streetscape, the building has an undeniable presence in the locality and is recognised as a local landmark.

The interior Minton ware tiles are a distinctive feature that the building is renowned for, contributing to the visual qualities of the place and demonstrating a past aesthetic of butcher shop interiors.

The R & W Hellaby Limited Building (former) has **considerable local** aesthetic values.

Context

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

Occupying this corner site since 1912, the R & W Hellaby Limited Building (former) is part of the historical and current landscape of the Birkenhead. The place signals a more established Birkenhead from its earlier beginnings in the 1880s. A small number of other buildings from this era, including the earlier former W F Ross General Store on the opposite corner of Rugby Road, make up a group of early commercial buildings reflecting the development of Birkenhead prior to the commercial centre being formed in Highbury in the 1920s.

The R & W Hellaby Limited Building (former) has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Built in 1912 for butchers R & W Hellaby, the R & W Hellaby Limited Building (former) represents the early commercial development in Birkenhead and is a visible example of a significant period of development for the company as it opened or upgraded suburban branches around the Auckland region. The place is a tangible testament to Amy Hellaby's leadership of the company in the early decades of the 20th century. One of the finest examples of local architect, Fred Souster's work, the building is an excellent example of Edwardian Free Classical commercial design, rare in the locality. Souster was well known in the community as both a builder and an architect and was responsible for the construction of a number of places in the area. The place complete with the early brick building at the rear, is the best known intact and grandest representative of a former R & W Hellaby Ltd building in the Auckland region. The façade is architecturally well articulated with decorative detail that emphasises the importance of the building historically. The interior of the original butcher shop on the corner of the building, has retained the original Minton ware tiles and other interior features characterising its original use. The tiled ceiling with the bull's head at the centre is reportedly the first of its kind in Australasia.

Visually appealing, the building has a prominent presence in the area. A local landmark, the place is still well known by locals as the Hellaby's Building and is highly regarded by the community. Adapted for reuse as a packaging and bottling factory in the mid-20th century, and now used as a café, the building has survived many uses as Birkenhead evolved and the commercial centre shifted to Highbury.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|--------------------|
| A- Historical | Considerable | Local and Regional |
| B- Social | Considerable | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Moderate | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Outstanding | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Hellaby's Butcher Shop (former)/Marinovic Buildings meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Place name and/or description - R & W Hellaby Limited Building (Former)
- To include the interior of the ground floor tiled corner room of the café (the original butcher store interior).

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|-------------------------------|---------------------------------|----------------|---|-----------------|------------------------|---|---|---|
| 00899 | Hellaby's Butcher Shop (former)/Marinovic Buildings R & W Hellaby Limited Building (former) | 94 Hinemoa Street, Birkenhead | LOT 100 DP 498519; road reserve | A*B | Building; outbuildings <u>brick outbuilding</u> | A, B, F, G, H | Refer to planning maps | Interior of building(s), <u>except for interior of tiled room on corner of ground floor</u> | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage
October 2020 (updated August 2021)

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
November 2020 (updated August 2021)

ALL SAINTS CHURCH - ID 00901

181 Hinemoa Street, Birkenhead



Figure 20: All Saints Anglican Church (Auckland Council 11 August 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of All Saints Church in Birkenhead to determine whether it meets the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as category A or B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.¹⁵⁵ Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

¹⁵⁵ AUP, D17.1 Background

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 11 August 2020.

SCHEDULING INFORMATION

| | |
|--|--------------------------------|
| Schedule ID | 00901 |
| Place Name/and/or Description | All Saints Church |
| Verified Location | 181 Hinemoa Street, Birkenhead |
| Verified Legal Description | Lot 2 DP 15597 |
| Category | A* |
| Primary feature | Church |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 21: Historic Heritage Overlay Extent of Place (EOP) for ID 00901 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

All Saints Church was originally scheduled in the North Shore City Council District Plan 2002 as a category A place. The scheduling included the interior and exterior of the church.

The place was included in the AUP as a category A* place. The property is also within the AUP Special Character Areas Overlay: Residential and Business: Residential North Shore Birkenhead Point.

A puriri and a Pohutukawa at 181 Hinemoa Street are identified in the AUP as notable trees.¹⁵⁶ The property is subject to Plan Change 29 to the AUP,¹⁵⁷ however no significant amendments are proposed to the scheduling of the two trees. The place is identified in the Auckland Council Cultural Heritage Inventory as All Saints Church (ID 2906).

History

All Saints Church began life as a hall built in 1905 for the Birkenhead Chapter of the Ancient Order of Foresters, a benevolent society founded in the United Kingdom in 1745. The Ancient Order of Foresters was established in New Zealand as a friendly society in 1852.

In Birkenhead, the Court of Foresters was activated in August 1901. Three years later, a hall was completed for the Foresters, opening on 22 June 1904.¹⁵⁸ The hall was described as a lofty building and the largest hall in the district at the time. The architect was Arthur Henry White, and the builder was well-known local, Fred Souster.¹⁵⁹ The cost of the hall was reported as being £600.¹⁶⁰

On 8 September 1904, the Foresters' Hall was completely destroyed by fire.¹⁶¹ The *New Zealand Herald*, reporting upon the Foresters' annual Auckland meeting, noted that 'The sum of £10 was voted towards the re-erection of Court Birkenhead's hall, which was recently destroyed by fire.'¹⁶² A new hall, built on the same site as the earlier hall,¹⁶³ was completed in September 1905. Built again by Fred Souster, the new hall, although similar to the earlier building, was much smaller. It provided seating for up to 125 people.¹⁶⁴ The new hall was opened at the quarterly meeting of the Court on 27 September 1905, presided over by the district sub chief ranger, Alexander Harris. Apart from its purpose as the Foresters' Hall, the new building was used for many social events including concerts and dances for family and friends associated with the Foresters.¹⁶⁵ It was also used by other benevolent societies including the Birkdale Good Templars¹⁶⁶ and the Hope of Birkdale.¹⁶⁷ Local political meetings were also held in the hall.¹⁶⁸

¹⁵⁶ AUP Schedule 10, ID 1160

¹⁵⁷ Plan Change 29: Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay)

¹⁵⁸ *Auckland Star*, 23 June 1904 – *Birkenhead Foresters – Opening of the New Hall*.

¹⁵⁹ *Ibid*

¹⁶⁰ *Ibid*

¹⁶¹ *Auckland Star*, 9 September 1904 – *Fire at Birkenhead*

¹⁶² *New Zealand Herald*, 27 January 1905

¹⁶³ The hall was located adjacent to the Birkenhead Borough Council Chambers. Today this site is on the downside of the Birkenhead Library, almost opposite where the All Saints Church is now located.

¹⁶⁴ *Auckland Star*, 23 September 1905

¹⁶⁵ *Auckland Star*, 16 July 1910, *Meetings - Social at Birkenhead*

¹⁶⁶ *Auckland Star*, 30 September 1905

¹⁶⁷ *Auckland Star*, 3 October 1905

¹⁶⁸ *Auckland Star*, 18 October 1905, *New Zealand Herald*, 30 October 1907

In 1908, the Anglican Church began using the Foresters' Hall to hold Sunday services. A Northcote parishioner, Horace Hunt, led the first service in front of a small congregation of around six people. In 1910, the congregation resolved to look for a suitable site to erect a purpose-built church and set about raising money. In January 1911, the *Church Gazette* noted that '*On Monday, November 21, a highly successful concert in aid of Church Purchasing Fund was given by Drs J N and Hugh Keith, assisted by Madame Chambers and others. The Foresters Hall was packed by an enthusiastic audience, numerous encores being demanded and given.*'¹⁶⁹

By 1911, the Foresters had constructed a new two storey hall, located on a site almost opposite their existing (1905) hall.¹⁷⁰ The 1905 hall was no longer of use to them and in January 1911, the Anglican Church purchased it from the Foresters for £325, to be used solely as a church. Church services continued in the 1905 hall and the *Church Gazette*, dated July/August 1911, reported that the congregation had increased, with the Sunday school now catering for 50 students. The congregation wanted the hall to be converted into more of a church-like building. A church bell was donated by Mr Woodhouse and records state that by February 1912 the bell and belfry were in position, along with a new lectern. In the same year, collections began for a 'New Church Fund'.

By March 1913, sufficient funds had been raised and the 1905 hall underwent extensive additions and alterations to transform it into a more conventional church style with a Sunday school constructed below at a basement level.¹⁷¹ William Henry Glover was the architect.¹⁷² The contractor was W Vincent. A sanctuary was added, and an organ purchased. The church was dedicated on 20 June 1913 by Archdeacon Calder, assisted by Rev. F Young, with lessons read by H H Hunt and T Charter.¹⁷³ At the same time, the church was named All Saints. The cost of alterations and additions was reported as being £250.¹⁷⁴ Holy Communion was celebrated for the first time on 20th August 1913.

Several items were added or donated to the church following its dedication, including church furniture, such as a lectern, a sermon desk and a hymn board. In 1916, gas was installed. In 1921, a painted glass memorial window above the altar and a memorial tablet were dedicated by Bishop Averill, in memory of the soldiers who fell during World War I.¹⁷⁵ In the church the dedication plaque says:

The eastern window of this church is dedicated to the Glory of God and in honoured memory of the men of this district who laid down their lives in the World's Great War 1914-1919.

¹⁶⁹ Church Gazette, January 1911

¹⁷⁰ The two-storey Foresters Hall was demolished in 1975. It was located approximately where 231 Hinemoa Street is today.

¹⁷¹ *New Zealand Herald*, 10 March 1913, Tender Notice.

¹⁷² Ibid

¹⁷³ *New Zealand Herald*, 21 June 1913

¹⁷⁴ Ibid

¹⁷⁵ Church Gazette, 1 February 1921



Figure 22. The former Foresters' 1905 hall with the belfry added and now in use solely as a church c.1913. (Auckland Libraries Heritage Collections B0199)

By 1919, more space was needed and there was very little potential on the site for further expansion. Consideration was given to the relocation of the church, with four sites reviewed. A decision was made to relocate the church to land owned by Mrs Stewart on Hinemoa Street¹⁷⁶. The land was purchased in the names of Frank Hugh Woodhouse and Alfred Ralph Bicknell.¹⁷⁷ Vincent, the contractor responsible for the 1913 additions, drew up plans for the re-erection of the church with the agreed alterations being the addition of an entry porch, a bell tower and a separate Sunday school hall.¹⁷⁸ In 1923 the church was relocated by contractors George Rhodes and Sons. The church was dismantled, with the building cut into two sections, the church being one section and the Sunday school below being the other.

¹⁷⁶ At that time Hinemoa Street was known as Hauraki Street

¹⁷⁷ CT

¹⁷⁸ *New Zealand Herald*, 18 October 1922, Tender Notice



Figure 23. The building being split into 2 sections ready for relocation. (Auckland Libraries Heritage Collections B0174),



Figure 24. The newly constructed church on its new and current site at 187 Hinemoa Street in 1923. The former basement Sunday school can be seen behind the church. (Auckland Libraries Heritage Collections B0275)

Contractors Hall and Broady reconstructed the church on the new site with the Sunday school section being re-assembled across the rear of the new site. The Church was positioned in the front closer to the road. Above the new entry porch was a new three lancet window, with a central rose. On 15 July 1923, the church was re-dedicated in a service undertaken by Archbishop Averill. An offertory from

the service, amounting to £203, was devoted to the building fund.¹⁷⁹ A partition was built later that year to close off the northern side of the chancel to form a vestry.

In 1924, Birkenhead became a separate Parochial District with its own priest, the Rev H Bedford. In the same year alterations were completed to the bell tower by contractors, Hall and Broady. A large lean-to was built by A Paterson at the back of the Sunday school hall, by then known as the parish hall, for £142. The new space was to be used for many purposes, including Guild meetings and as a supper room for socials.¹⁸⁰

In 1925, St Matthews in the City donated its choir pews to All Saints Church.¹⁸¹ Electricity was installed in the church in 1926 and in 1930 the bell tower was closed in to stop draughts coming into the church. Around 1940, the interior tongue and groove wall lining was covered with softboard above the dado line as indicated in an image taken at that time.¹⁸² A new organ, built by George Croft and Son, was installed in 1957. In 1958 a storeroom was added to the parish hall for the Girl Guides.

There are various other changes to the church indicated in earlier photographs but the dates of these are unknown. The belfry is shown in early photographs with at least three different crosses in each image. When the church was first relocated there was a simple cross on the belfry. By 1956 there was a Celtic cross in place.¹⁸³ This was replaced by the current cross at some stage. Photos taken after 1956 indicate that the entry porch was enlarged, and the gable replaced with a lean-to after that date. The window above the porch was also changed around that time with the earlier three lancet sashes being replaced by the current window.¹⁸⁴ The entry door was also changed to a glazed, more domestic style.



Figure 25. The church in 1956 with the Celtic cross on the bell tower. (All Saints Church, Parish of Birkenhead).

In the mid-1960s there were some changes to the sanctuary area. Although there are no records, it is understood the changes included bringing forward the altar, removing the choir stalls in the crossing, repositioning the organ, removing partitions in the transepts extending the raised floor of the

¹⁷⁹ *Auckland Star*, 16 July 1923.

¹⁸⁰ *Church Gazette*, 1 July 1924

¹⁸¹ *Church Gazette*, 1 October 1925,

¹⁸² Image in Conservation Plan, Dave Pearson, May 2006

¹⁸³ *All Saints Church, Parish of Birkenhead*.

¹⁸⁴ Early images are shown in the Conservation Plan prepared by Dave Pearson, May 2006

sanctuary into the crossing and repositioning the altar rails. As part of the Centennial celebrations of Anglican worship in Birkenhead, the church entry porch was altered again in 1984.



Figure 26. The new lean-to porch added in 1984. (Auckland Libraries Heritage Collections B0617).

The current, much larger, porch was added in 1994 to a design by Stephen Chu Architects. The more recent porch has a hipped roof and new lancet windows have been added to the front. More recently, the entry door to the porch has been changed to timber double doors with lancet shaped glazing. In 1998 there was a lobby addition to the parish hall which included a disabled toilet. Also, in 1998, the hall was upgraded with a new roof, a disabled toilet, exterior painting, rewiring and new floor coverings.

Physical Description

Of timber construction, the church is simple in form but unmistakably Gothic in style. The building started life as a simple rectangular structure, but with decorative lancet windows, typical of Gothic architecture. The addition of transepts and eventually the bell tower transformed the building into a more traditional church style in the plan of a Latin Cross. A hipped roof entry porch is situated at the front of the church. Lancet windows feature on three walls of the weatherboard church, including the louvered openings in the bell tower. The northeastern (rear) wall has a circular window which sits above the altar, depicting Christ ministering to a knight in armour. The original Forester's stained-glass windows feature throughout the church. Windows in the transepts are more elaborate with tracery formed by a series of curved muntins.

In the interior, the roof structure is exposed displaying timber sarking with a series of roof trusses. The floors are 150mm tongue and groove laid boards. The original walls of the building were lined in kauri tongue and groove timber boards, and these are believed to remain behind the softboard and are still

visible on the lower section of the walls in the nave. The sanctuary dado wall has been reclad in plywood. Plasterboard clads the walls in the more recent entry porch.

The parish hall (behind the church) is a rectangular shape. It is also of timber framed construction with weatherboard cladding and a corrugated steel roof. The gabled roof has sections of corrugated polycarbonate allowing light into the main section of the hall. The hall is entered through a lean-to porch on the southwestern side. On either side of the entry are lancet windows. Another lean-to runs the length of the hall on the northeastern side with double hung sash and casement sash windows along the walls. Interior walls in the main section of the hall are clad in softboard with a plywood dado wall. The roof structure is exposed with painted sarking and trusses. Metal ties have been added. The northeastern lean-to has the original vertical tongue and groove timber lining. Early built-in cupboards feature in this section of the building.

On the site there are two mature trees, a puriri which is situated in front of the church and a pohutukawa to the west of the driveway.

The architects and contractors

Frederick Souster

Frederick Souster was a builder and architect who was responsible for many ecclesiastical, residential and commercial buildings within the Auckland region, but in particular in the Birkenhead/Northcote district. Souster arrived in New Zealand from Northampton, England with his family as a child. Souster was a lay preacher with the Methodist Church and gave much of his time to the church. During World War I he officiated as Minister at New Plymouth and Ōtāhuhu. As a builder, he built the Zion Hill Wesleyan Sunday schoolroom (1901), the Northcote Methodist Church, which he also designed (1901), and the Takapuna Methodist Church, which he also designed (1923). He was the architect for the Northcote Presbyterian Manse (1904), Birkenhead Borough Council Chambers (1906), and the Vauxhall Methodist Church in Devonport (1925).

William Henry Glover

Architect, William Henry Glover, was a Northcote resident who designed a number of residential, commercial and church buildings in Northcote and Auckland Central in the 1910s and 1920s. He was also a Northcote Council member. In 1924 he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell & Son and Glover. Glover's works which are scheduled are the Council Chambers (former), 152 Queen Street, Northcote (1912)¹⁸⁵ and St Johns Church, 49 Church Street, Northcote Point (1913).¹⁸⁶ He also made extensive changes to St Johns Anglican Church in Northcote in 1912.

Hall and Broady

The firm of Hall and Broady were well-known on the North Shore. The Broady family descended from a well-known Northcote resident, John Broady, an Irishman who had emigrated to New Zealand in 1880. In 1885, John Broady established a business at the corner of Albert and Durham Streets as a locksmith and manufacturer of stoves and ranges. The firm survives to this day as Broady's NZ Ltd. John Broady was a member of the Northcote Borough Council, Birkenhead Riding and Member of the Waitemata County Council. He had three sons.

¹⁸⁵ AUP Schedule 14.1 ID 01030

¹⁸⁶ AUP Schedule 14.1 ID 00910

Hall and Broady were responsible for the construction of the Bridgeway Theatre in 1926 and shops at 120-128 Northcote Road. In 1931-32, Hall and Broady built St Aidan's Church at 97 Onewa Road, Northcote.

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 place has historical value for its early association with the Birkenhead Chapter of the Ancient Order of Foresters. Purpose built as the Foresters Hall in 1905, what is now All Saints Church was used as a hall by the Foresters for six years prior to the construction of their new hall. The Foresters were made up of many prominent members of the Birkenhead community and allowed the building to be used for many other community purposes.

All Saints Church has been associated with the Birkenhead Anglican congregation since they first used the premises in 1908 to hold their Sunday services. After being purchased from the Foresters by the Anglican Church, the hall took on its new role as the first Anglican church in Birkenhead. It was altered, named and dedicated in 1913. Relocated to its current site in 1923 and reconstructed to create two buildings, a church and a hall, the church has evolved over time, but has continued to be at the heart of the Birkenhead Anglican community since 1908.

The place is associated with the ministers who played an important role in the development of the Anglican faith in the locality and region. Of particular note is Bishop A W Averill, Bishop of Auckland, who re-dedicated the Church after its relocation. The place has further connections with early local parishioners, whose families were largely responsible for the Church's establishment and who are commemorated within the church.

All Saints Church has **considerable local** 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 church has considerable local social, spiritual and commemorative values, as it continues to be an important place of worship for the local Anglican community. The church reflects the religious needs and aspirations of the local Birkenhead community and demonstrates the spiritual beliefs and affiliations of local families from the early decades of the 20th century to the present day.

The place has symbolic value as a marker readily identified by the local community and is held in high public esteem, such that it has been well maintained over the years. The place has commemorative value with a number of items being donated by parishioners in memory of their fellow members of the congregation.

The community continues to recognise the importance of the link the building has with the former Foresters Lodge in Birkenhead by naming of the parish hall the Foresters Hall. The hall is in continuous use in the community as a venue for various meetings and social events.

All Saints Church has **considerable 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.

All Saints Church has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the church.

All Saints Church 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.

Like many ecclesiastical buildings, All Saints Church has the potential to provide evidence or enhance public understanding and appreciation of the cultural and religious history of Birkenhead. Despite starting life as a hall for the Foresters, the reconstruction of the church provided a style and layout typical of its building typology. The stained-glass windows, original to the Foresters' Hall, provide some insight into its former use, but generally the building is unlikely to yield substantial information not already available from other places or sources. The place is therefore considered to have little knowledge value.

All Saints Church has **little local** knowledge value.

Technology

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

The place demonstrates some creative innovation in the adaptation of a hall into a church in 1913, with the addition of transepts, a sanctuary and a bell tower. The 1923 relocation of the church, which involved the division of the two floors to create two buildings, was also innovative, adapting the existing structure to respond to the new site.

All Saints Church has **little local** technology value.

Physical attributes

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

All Saints Church has considerable physical attributes value. Starting life as a modest Foresters Hall, one of the most decorative features of the building are the stained-glass lancet windows that remain from its original use, indicating the early Gothic influences prior to its adaptation to become a Gothic Revival church. As well as the windows, other typical Gothic Revival design details are expressed in the exposed roof structure and the belfry.

The building has undergone a journey to become the place it is today. The original designer for the 1905 Ancient Order of Foresters Hall was local notable architect and builder, Fred Souster. The first major changes to convert the hall to a church were designed by notable architect William H Glover in 1913. These included the addition of a sanctuary and transepts along with a room for a Sunday school in the lower level of the building. Relocation of the building in 1923 to its current location involved the splitting of the two levels of the building to create two separate buildings, the church and the Sunday school/ parish hall, which is how they remain today.

While there have been some alterations, particularly to the belfry and the entry porch, the form of the 1923 church has remained the same and the changes have not compromised the architectural values.

A modest building, the parish hall has also undergone some alterations following its relocation and reconstruction in 1923, but these have not compromised its legibility.

All Saints Church has **considerable local** physical attributes value.

Aesthetic

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

All Saints Church has considerable aesthetic value as a prominent local landmark. The church is aesthetically distinctive with evocative and picturesque qualities embraced by the Gothic Revival style. Attractive features such as the stained-glass lancet windows and the picturesque bell tower contribute to the overall aesthetic value of the place. The design of the parish hall, behind the church, complements the church aesthetic.

The church's visual appeal is enhanced by the two mature trees on the site, a puriri in the front of the church and a pohutukawa to the west of the driveway.

All Saints Church has **considerable local** aesthetic value.

Context

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

All Saints Church has considerable context value, forming part of the historical and cultural development of Birkenhead, and strongly contributing to its early 20th century character. The reconstructed church is contemporary to the development of the nearby Highbury town centre and forms part of the 1920s and early 1930s landscape associated with Birkenhead's development.

In a wider context, the church is one of a small group of late 19th and early 20th century Anglican churches that are present in the early established areas of the North Shore, that were built as the need to accommodate new parishes and growing congregations as the neighbourhoods developed.¹⁸⁷

In a smaller setting, the church, the hall and the former vicarage form a small enclave of buildings relating to the Anglican church in Birkenhead.

All Saints Church has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

All Saints Church has considerable local historical significance as the first place of Anglican worship in Birkenhead and for its association with the early social and spiritual development of the township. Beginning its life as a Forester's Hall, followed by its adaptive reuse and later relocation and reconstruction as an Anglican church, the place has served the Birkenhead community since 1908. The place has considerable social, spiritual and commemorative value as an important place of worship and fellowship for the local Anglican community. A local landmark, All Saints Church possesses

¹⁸⁷ The development in these areas correlated with the proximity to commuter ferries.

considerable aesthetic value. Designed in the Gothic Revival style, the church exudes evocative and picturesque qualities. The church contributes to the development of Birkenhead that took place in the 1920s. The place also has a wider relationship with the Anglican churches that sprung up in the early suburbs of the North Shore as new parishes were declared to meet the growing congregations. There is also contextual value in the small precinct of buildings on or close to the site of the church which include the church hall and the former vicarage.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

All Saints Church meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a Category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Change of name to read “All Saints Church and Hall”.
- Exclusion of Interiors – The interiors of both buildings have been compromised by alterations over time. It is recommended that the interiors be excluded.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|--------------------------------|----------------------------|----------|------------------|-----------------|------------------------|--------------------------------|---|---|
| 00901 | All Saints Church and hall | 181 Hinemoa Street, Birkenhead | Lot 2 DP 15597 | A* B | Church | A,B,F,G,H | Refer to planning maps | <u>Interior of building(s)</u> | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage
September 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
September 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
8 October 2020

ZION HILL METHODIST CHURCH COMPLEX- ID 00902

237 Onewa Road, Birkenhead



Figure 27. Zion Hill Methodist Church complex (Auckland Council, November 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of Zion Hill Methodist Church complex to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils¹⁸⁸. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 Schedule of Historic Heritage is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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.

¹⁸⁸ AUP, D17.1 Background

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

A site visit was conducted on 10 November 2020

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00902 |
| Place Name/and/or Description | Zion Hill Methodist Church complex |
| Verified Location | 237 Onewa Road, Birkenhead |
| Verified Legal Description | Pt Lot 7 DP 27187 |
| Category | A* |
| Primary feature | Original church; original hall |
| Known Heritage Values | A, B, D, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s); exterior of eastern detached outbuilding |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 28. Historic Heritage Overlay extent of place (EOP) for ID 00902 (shown by blue outline) (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The Zion Hill Methodist Church complex was originally scheduled in the North Shore City Council District Plan 2002 as a category A place. It was named 'Zion Hill Wesleyan Church (exterior and interior)'.

The place was included in the AUP as a category A* place. The place is also subject to a height variation control relating to the Highbury Business Area, with development on the site limited to 19 metres. The place is identified in the Auckland Council Cultural Heritage Inventory as Zion Hill Methodist Church and Hall Complex/ Wesleyan Church (ID 12958).

History

In August 1854, Birkenhead resident, William Creamer, donated around two acres of his land in Birkenhead to the Wesleyan Mission to build a church. The site was central to the populated areas of the district, being Northcote, Glenfield, Birkdale and Birkenhead. Spreading across the crest of a hill, the land commanded views to the Hauraki Gulf on one side and the inner Waitemata Harbour on the other. No action was taken to build a church until 1881, when the Wesleyan Mission called upon local resident and architect, William F Hammond, to design a church for them.¹⁸⁹ A tender for builders was advertised in April 1881¹⁹⁰ and in May 1881 the *New Zealand Herald* reported:

*"The Wesleyan Church for Northcote has been arranged to be built according to Mr. Hammond's plans; the design is for an octagon building, with a cupola in the Italian style."*¹⁹¹

The builder was Charlie Johnstone and the construction cost £180. The church was opened on 12 June 1881, with two services held that day.¹⁹² On 15 June 1881, a social evening was held in the new church, with locals of all denominations invited.¹⁹³ The name, Zion Hill, was adopted following a visit to the church by a Presbyterian minister, Reverend McCallum, who, when he saw the beautiful view from the church, quoted from Psalm 48 "*Beautiful for situation, the joy of the whole earth is Mount Zion*".

The church was small in scale on its large corner site, with the capacity to seat around 70 to 80 people. At the time it was an affordable option completed with no debt and was sufficient for the small number of families that would use it.

In the early 1880s, the New Zealand Sugar Company began building its factory at Duck Creek, Chelsea, and families began to settle in the area to work for the company. The congregation expanded, and the church was no longer large enough. By 1884, Edward Bartley was commissioned to design a new church.¹⁹⁴ The builder was local resident and church member, James Flewellyn, and the cost was £565. The earlier church was relocated to the rear of the site. The new church, designed in the Gothic Revival style, was opened on 29 March 1885, followed by a grand soiree on 31 March 1885.

¹⁸⁹ *New Zealand Herald*, 3 May 1881

¹⁹⁰ *New Zealand Herald*, 14 April 1881

¹⁹¹ *New Zealand Herald*, 3 May 1881

¹⁹² *New Zealand Herald*, 11 June 1881

¹⁹³ *New Zealand Herald*, 16 June 1881

¹⁹⁴ *Auckland Star*, 19 July 1884

The earlier octagonal church remained in use as a Sunday school and parish hall. It also served the community as a meeting place. When the first Birkenhead Borough Council was formed in 1888, the councillors used the octagonal church as their council venue, as use that would continue for many years.

By 1901, the octagonal church had become too small to host the Sunday school. It was moved for the second time, further back on the site to make room for a new, much larger hall to be built. The foundation stone was laid by Thomas Buddle on 5 October 1901.¹⁹⁵

The new hall was designed by Arthur White¹⁹⁶ and built by local builder and church member, Fred Souster. The building was formally opened on 17 November 1901,¹⁹⁷ at a cost of £558. The hall was used for as the Zion Hill Sunday school and for community purposes; it was the centre of political meetings, community meetings, Wesley Guild meeting and concerts, and was used for the annual show for the Birkenhead and Northcote Fruit Growers Association. At one point it was used as a gymnasium for the YMCA. It continued to be used for Birkenhead Borough Council meetings until the council building was built in 1906. Meetings for the Temperance Movement took place in the hall, as the Zion Hill Methodist church was a leader in the Temperance movement and played a significant role in keeping hotels out of Birkenhead.



Figure 3. The church and hall in 1910. (Auckland Libraries Heritage Collections B0355)

In 1902, a parsonage¹⁹⁸ was built on the site next door to the church (now known as 235 Onewa Road) to accommodate the newly appointed Reverend William Greenslade. Until that time, ministry had been provided by Reverend A. B. Chappell, the minister for the North Shore Circuit. By this time Birkenhead had become a circuit in its own right. A succession of ministers was to live in the parsonage until the late 1930s.

¹⁹⁵ *Auckland Star*, 7 October 1901

¹⁹⁶ *Auckland Star*, 9 August 1901

¹⁹⁷ *Auckland Star*, 18 November 1901

¹⁹⁸ AUP Schedule 14.1 ID 00973

On 18 October 1919, a lean-to was added to the southern side of the hall in one day for the purpose of providing classrooms. This was accomplished with the help of members of the local congregation. In 1928, a kitchen and toilets were added to the hall. In 1939, the 1881 octagonal church was raised and joined to the hall with a basement classroom added beneath it. Changes have also occurred to the 1885 church. Up until 1958, there were timber buttresses along the exterior walls as part of the original design of the church. However, due to serious decay, the buttresses were removed. On 26 April 1964, an illuminated neon cross was installed on the front of the church. Further alterations took place in 1985 when the church and the hall were joined via the addition of a church lounge and three classrooms, which provide a link between the church and the hall.

Physical Description

Now part of a complex of buildings, the 1885 church and 1901 hall are still recognisable in form and position as the buildings that were present on the site in 1901.

1881 Church

A portion of the original 1881 Italian Renaissance styled octagonal church is incorporated into the complex as an addition at the rear of the hall. The exterior walls are finished in rusticated timber weatherboards. Original double-hung windows with moulded facings and their early timber hoods sitting on elaborately carved brackets still feature around the walls of the 1881 structure. The 1881 structure is raised from the ground with a room added below. The room below is clad in narrow weatherboards and has the same shape as the 1881 structure.

The interior of the remaining portion of the 1881 church features the original wide horizontal lining boards on the walls. The ceiling has been replaced and has decorative battens on it. There is an external entry from a ramp to the 1881 structure and an internal entry into the 1901 hall.

1885 Church

Designed in the popular Gothic Revival style, the large gabled timber church has an imposing presence on the corner of Onewa Road and Birkenhead Avenue. Situated above the road level and set back from the street, a concrete block retaining wall defines the corner site. The walls are clad in rusticated weatherboards. Clad in metal tiles, the roof is gabled with a long higher gable over the nave and a slightly lower, smaller gable over the chancel. Triple lancet stained-glass windows feature on the front and at the chancel end of the church. Above the front window is a louvered lancet opening. A neon cross is attached across this opening. On the western side are four lancet stained-glass windows. A gabled vestry entrance is located on the chancel end on the western side of the church. The entrance is located eastern side of the church through the 1985 addition and via the original lancet arched entry. The entire eastern side of the church which is attached to the 1985 addition and only two of the stained-glass windows have been retained on this side.

The interior of the 1885 church is lined with vertical tongue and groove veed boards, stained to the dado level with a moulded dado rail surrounding the nave. Like most churches from this period, the roof structure is exposed with painted tongue and groove sarking and impressive large scissor trusses. The chancel is defined by a wide lancet arched entrance. On either side are lancet arched timber panelled doors, one leading to the western vestry and the other to a small kitchen area which was once the eastern vestry. Both the vestry and the kitchen have the original tongue and groove veed lining boards on the walls. In the chancel, timber panelling to dado level has been added.

The design and colours of the subtle stained-glass leadlight windows are viewed best from the interior. The side windows have been dedicated to parishioners who were notable in their service to the church.

Amongst those remembered are Alfred Lovell White for his work as the secretary of the church trustees and ex-superintendent of the Sunday School. He was also the town clerk for Birkenhead for 15 years and the brother of the architect for the hall, Arthur White. Early settlers and fruit growers, Alexander and Elizabeth Wilson, are also remembered in the church for their part in helping establish the Methodist religion in Birkenhead.

1901 Hall

The hall is a large gabled timber weatherboard structure with a corrugated steel roof and a lean-to entry porch at the front facing Birkenhead Avenue. The porch has an entry on either side via panelled doors. Casement windows feature on the front of the porch which have moulded facings, moulded corbels, carved detail beneath the windowsill, and moulded eyebrow pediments. On either side of the porch, there are casement windows with the same details repeated in a larger form. A large fixed-pane window sits above the lean-to porch. Clerestory windows feature along the sides of the hall. A lean-to built in 1919 is located on the southern side of the hall. Attached at the rear are the remaining walls of the 1881 church.

The interior of the hall has a stage on the eastern side. Exposed trusses with elaborately carved internal bracing and supportive tie-beams dominate the interior. Further metal ties are added below. Original tongue and groove sarking and tongue groove and veed walls clad the interior.

Additions

1964 additions – the original porch on the southeastern corner of the church was enlarged to create a larger entry foyer. The vestry in the northeastern corner was also enlarged at this time.

1985 additions – the eastern side of the church was altered with the addition of a foyer, classrooms and an octagonal lounge, all constructed in highly glazed concrete block.

Site

On the northeastern side of the site is a sizeable piece of empty land that is currently unused. A double garage is situated to the east of the church. Driveways and parking areas are situated on the eastern and northern sides of the complex.

The architects

William Francis Hammond

Architect and surveyor, W F Hammond, was a local Birkenhead resident who surveyed the Birkenhead and Northcote districts. He was responsible for the design of many subdivisions and estate plans in the area. Born in London, he established his own practice there in the 1850s.¹⁹⁹ He set up his practice in Auckland when he arrived in 1871. His work involved commercial buildings, churches, schools, hotels and a large number of residences. A surviving example of his work is Pembridge in Princes Street Auckland.²⁰⁰

¹⁹⁹ Sheppard Collection, Architecture School Library, University of Auckland

²⁰⁰ AUP Schedule 14.1 ID 02014

Edward Bartley

Born on the island of Jersey in the Channel Islands, Bartley was schooled in building and architecture by his father, who was also an architect. He emigrated to New Zealand in 1854, at first working in the building trade, but eventually practising as an architect. He was at one time vice-president of the Auckland Institute of Architects and was the Diocesan Architect for the Church of England. Prolific in his work as an architect, Bartley designed many well-known Auckland buildings, the majority of which were ecclesiastical buildings. His most notable work includes the Auckland Savings Bank (former) (1884)²⁰¹, St John's Church Ponsonby (1881)²⁰², the Jewish synagogue (former) in Princes Street (1884-85)²⁰³, the Holy Trinity church in Devonport (1884)²⁰⁴, the Jubilee Building Royal Institute for the Blind (1892)²⁰⁵ and the Mercury Theatre (1910)²⁰⁶.

Arthur Herbert White

The son of Wesleyan missionaries, White was born in Auckland. As a notable and prolific architect, he was responsible for commissions around Auckland and beyond, a number of which were for the Methodist church. His designs include the Wesleyan Church and Sunday school on Mt Eden Road (1899) and the Dominion Road Methodist Church (1915)²⁰⁷.

Frederick Souster

Souster was a builder and architect who was responsible for many ecclesiastical, residential and commercial buildings within the Auckland region, but in particular he was prolific in the Birkenhead/Northcote district. Souster arrived in New Zealand as a child from England with his family. The Souster name was well known on the North Shore for architectural and building work completed in the early decades of the 20th century. Souster was a lay preacher with the Methodist Church, who gave much of his time to the church. During World War I he officiated as Minister at New Plymouth and Otahuhu. Other Northshore Methodist churches he built are the Northcote Methodist Church (1901)²⁰⁸ and the Takapuna Methodist Church (1923)²⁰⁹.

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 place has considerable historical value for its association with the Methodist community in Birkenhead and Northcote, forming an important part of the locality's religious history. The place, which contains the original octangular church built in 1881, the 1885 church, and the 1901 hall, has served the local Methodist community since 1881.

The place is associated with prominent Methodist leader and missionary, Thomas Buddle, with the ministers who played an important role in the development of the Methodist church in the locality,

²⁰¹ AUP Schedule 14.1 ID 02039

²⁰² AUP Schedule 14.1 ID 01808

²⁰³ AUP Schedule 14.1 ID 02007

²⁰⁴ AUP Schedule 14.1 ID 01099

²⁰⁵ AUP Schedule 14.1 ID 01794

²⁰⁶ AUP Schedule 14.1 ID 01986

²⁰⁷ AUP Schedule 14.1 ID 01642

²⁰⁸ AUP Schedule 14.1 ID 00923

²⁰⁹ AUP Schedule 14.1 ID 01078

and with the families who were responsible for the Church's establishment, some of whom are remembered in various elements in the church.

The place has considerable value in its representation of an important period of growth in the locality. Following the construction of the Chelsea Sugar Factory and the ongoing development of the area, the Zion Hill congregation grew so rapidly that within four years the 1881 church was no longer large enough, necessitating the construction of a new church.

The Zion Hill Methodist Church complex has **considerable local** 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 place has considerable local social and spiritual values, as it continues to be an important place of worship for the Birkenhead Methodist community. The place reflects the religious needs and aspirations of the local community and demonstrates the spiritual beliefs and affiliations of local families from the late-19th century to the present day. The place has symbolic value as a marker readily identified by the local community, and as a place that is likely held in high public esteem. The church has commemorative value with respect to the number of items dedicated to those who contributed to the church, such as the stained-glass windows and the neon cross.

The place has social value for its role in providing for the needs of the local community, including as a venue for meetings of the early Birkenhead Borough Council prior to the construction of the council chambers in 1906, and for Temperance Movement meetings.

As well as being the centre of church activity, the hall plays an important role in the wider Birkenhead community for its ongoing use for various purposes. Used for meetings, social events, lectures, badminton, and at one time a gymnasium for the YMCA, the hall has long been used by the community outside the Methodist faith for various functions.

The place represents important aspects of a collective memory in its use as a public venue. The book *Birkenhead, The Way We Were*, refers to fond memories of the Sunday School Anniversary, described as the biggest musical show on the North Shore.²¹⁰

The Zion Hill Methodist Church complex has **considerable 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 Zion Hill Methodist Church complex has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the church.

The Zion Hill Methodist Church complex has **no known** Mana Whenua value.

²¹⁰ Kathy Haddon, *Birkenhead, The Way We Were*, p18.

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.

Like many ecclesiastical buildings, the place has the potential to provide evidence and enhance public understanding and appreciation of the cultural and religious history of Birkenhead. However, the church and hall are typical of their building typology and are unlikely to yield substantial information not already available from other places or sources. The place is therefore considered to have little knowledge value.

The Zion Hill Methodist Church complex has **little local** knowledge value.

Technology

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

The place has no known association with a creative or technical accomplishment, innovation or achievement.

The Zion Hill Methodist Church complex has **no** technology value.

Physical attributes

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

The 1885 church has considerable physical attributes value as a fine example of a timber ecclesiastical building in the Gothic Revival style, designed by notable Auckland architect Edward Bartley. Despite being attached to later additions, which now provide a link between the church and the 1901 hall, the church still retains an appearance of a standalone building, as it was originally intended. It is a good representative of Bartley's repertoire of suburban timber churches and displays subtle attention to detail both inside and outside the church. Bartley was the Diocesan architect for the Church of England. He designed a number of ecclesiastical buildings for other denominations throughout Auckland, as well as a number of commercial and residential buildings in the late 19th and early 20th century.

The hall, constructed in 1901, also maintains its appearance as a standalone building. The interior, like the church, has retained most of its original fabric. The hall's exterior upkeep has been neglected over the years and it is currently in poor condition. However, despite this, the hall has considerable value as being the design of notable architect Arthur White and constructed by well-known local builder, Fred Souster. Like Bartley, White also designed a substantial number of ecclesiastical buildings, including Methodist churches. Souster went on to become a well-known local architect, responsible for many buildings in the Northcote, Birkenhead and the wider Auckland region.

The octagonal church that was built in 1881 has been relocated twice within the site and altered significantly so that only a small portion of it remains. However, it has some value for being the work of local notable architect and surveyor William Francis Hammond.

The Zion Hill Methodist Church complex has **considerable local** physical attributes value.

Aesthetic

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

On a prominent corner site on a plateau above the intersection of Onewa Road, Highbury Bypass and Birkenhead Avenue, the place has considerable aesthetic value as a local landmark. Visually appealing with its Gothic Revival lancet windows, high pitched gable and stained-glass windows, the church dominates the corner. The 1885 church and the 1901 hall are visual landmarks, with the remnant of the 1881 octagonal church now attached to the rear of the hall and concealed from the road.

The interior of the church has outstanding aesthetic value locally. The simplicity of the church interior is contrasted with impressive scissor trusses, beautiful carved corbels and elaborate carvings on the columns that sit within the chancel opening. The subtle stained-glass windows enhance the overall visual beauty of the interior.

The interior of the 1901 hall also has aesthetic value, demonstrated by its simple interior enriched with the addition of elaborately carved, exposed trusses. Visually appealing, the trusses impose a striking contrast to an otherwise relatively austere structure.

The Zion Hill Methodist Church complex has **considerable local** aesthetic value.

Context

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

The place has considerable context value, forming an early and ongoing part of the historical and cultural development of Birkenhead. First built in 1881, the place developed from a small church to become a prominent church complex contributing to the landscape of the growing commercial centre at Highbury corner.

As a complex, the place has contextual value forming a small precinct of buildings, which include the former Methodist parsonage next door at 235 Onewa Road, as well as the 1885 church and 1901 hall. Individually and collectively, these buildings reflect the pattern of development in Birkenhead.

In a wider context, the church is one of a group of Methodist churches in the North Shore that were built as the area as it developed.

The Zion Hill Methodist Church complex has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

The Zion Hill Methodist Church complex has considerable local historical significance as the first Methodist church in the area, serving a congregation that extended from Northcote to Glenfield. Serving the Birkenhead parish since 1881, the church is associated with the early and ongoing social and cultural development of the township. The place has considerable social, spiritual and commemorative value as an important place of worship and fellowship for both the local Methodist community and wider local community. Each of the stained-glass windows have been dedicated to Methodist parishioners in the community, who provided their time and labour to the church. The place is associated with a group of Methodist churches that sprung up on the North Shore as new parishes were declared to meet the needs of the growing population. There is also contextual value in the small group of early buildings on or close to the site of the church which include former parsonages.

The church has considerable physical attributes value in its association with notable Auckland architects William Hammond, Edward Bartley and Arthur White and prominent local builder, Fred Souster. The 1885 church that stands on the corner today and the 1901 hall behind it are still legible as the standalone buildings they once were. A fine example of a timber ecclesiastical building in the Gothic Revival style, the 1885 church has retained most of its original features despite being adjoined to later additions on the eastern wall. Regardless of the hall being currently in poor condition, its design integrity is still apparent, and it remains a good example of its type.

Landmark buildings in the locality, the 1885 church and 1901 hall have retained a dominant presence on Highbury corner. The interior of the 1885 church is visually pleasing, with its mix of a simple backdrop embellished with impressive scissor trusses and elaborately carved details along with beautiful stained-glass windows. The interior of the church has outstanding aesthetic value.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Zion Hill Methodist Church complex meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Known heritage values – the review above has identified the values as (a) historical, (b) social, (f) physical attributes, (g) aesthetic, and (h) context.
- Remove knowledge (d) as a heritage value.
- Amend primary feature.
- Exclusions – identify the post-1964 additions and alterations and the outbuilding as exclusions and remove from the exclusions the interior of 1885 church and interior of 1901 hall.
- Consider reviewing ID 00973 Residence (which was the former Methodist parsonage) at 235 Onewa Road to determine whether it should form part of the place.
- Extent of place – to be reduced so that the northeastern corner is excluded as this does not contribute to the heritage values of the place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|------------------------------------|----------------------------|----------------------------|----------|--|-----------------|------------------------|--|---|---|
| 00902 | Zion Hill Methodist Church complex | 237 Onewa Road, Birkenhead | Pt Lot 7 DP 27187 | A* B | Original 1885 church; original 1901 hall | A,B,D, F,G,H | Refer to planning maps | Interior of building(s); <u>except interior of 1885 church and interior of 1901 hall</u> ; <u>exterior of eastern detached outbuilding post-1964 additions</u> | | |

Planning maps

The place has considerable aesthetic value as a landmark in the locality. To maintain that value, it is important that it is easily viewed from the public realm when approaching Highbury corner from Hinemoa Street, the Highbury Bypass, Onewa Road and Birkenhead Avenue. However, the northeastern section of the place sits behind the church complex and does not contribute to these views or the heritage values of the place. For this reason, it is recommended the EOP be reduced to exclude the land to the northeast of the complex.



Figure 4. Proposed EOP excluding the northeastern section of the site (recommended EOP is area within the red line) (Auckland Council GeoMaps).

Evaluator

Megan Walker, Specialist Historic Heritage
November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
7 December 2020

POMPALLIER CEMETERY (BIRKENHEAD AND NORTHCOTE PROTESTANT / ANGLICAN AND ROMAN CATHOLIC CEMETERIES AND URUPA) - ID 00904

Pompallier Reserve, Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery, R2 Glenfield Road, Birkenhead



Figure 29: Pompallier Cemetery (Auckland Council 22 September 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of Pompallier Cemetery to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils²¹¹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

²¹¹ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 22 September 2020.

SCHEDULING INFORMATION

| | |
|---|--|
| Schedule ID | 00904 |
| Place Name/and/or Description | Pompallier Cemetery (Birkenhead and Northcote Protestant /Anglican and Roman Catholic cemeteries and urupa) |
| Verified Location | Pompallier Reserve, Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery, R 2 Glenfield Road, Birkenhead |
| Verified Legal Description | PT ALLOT 121 PARISH OF TAKAPUNA; PT ALLOT 152 PARISH OF TAKAPUNA |
| Category | A* |
| Primary feature | Graves |
| Known Heritage Values | A, B, D, F, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 30: Historic Heritage Overlay Extent of Place (EOP) for ID 00904 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Pompallier Cemetery was scheduled in the North Shore City Council District Plan 2002 as two separate places called “Anglican Cemetery” and “Roman Catholic Cemetery”. Both were scheduled as category A places.

The two places were merged and included in the AUP as a category A* place. The place is subject to a designation to protect the approach and departure paths for Whenuapai Air Base in the AUP.²¹² The place is identified in the Auckland Council Cultural Heritage Inventory as Birkenhead Anglican Cemetery (ID 2926).

History

The Pompallier Cemetery includes three distinct sections: a Roman Catholic cemetery, an Anglican/Protestant cemetery and an urupā. The Roman Catholic cemetery and urupā were established in 1861 when Philip Callan, a prominent benefactor of the early Catholic Church, conveyed three acres of land to Bishop Pompallier, the first Roman Catholic Bishop of Auckland, for ten shillings.

The land was established as a cemetery immediately, although the first recorded burial did not take place until 1898. Pompallier Cemetery is one of the oldest Catholic cemeteries in Auckland, and it has been owned and maintained by the Council (first the Birkenhead City, then North Shore City and now Auckland Council) since 1987.

Only a small portion of the original three-acre land parcel was used as a cemetery, and when the cemetery was transferred to Birkenhead City Council, it was on the condition that the unused portion of land become a bush reserve, named after Bishop Pompallier.

The urupā was part of the original Roman Catholic cemetery and is said to contain remains that were disinterred from the Awataha urupā in Northcote when the land was taken for coastal defence purposes in 1942. Other sources, however, indicate that these remains were taken to Waiheke.

In the 1950s, the wooden picket fences that defined each grave in the urupā were removed and a large tree marking the urupā was cut down. As a result, the urupā was “forgotten” until around 1996 when it was rediscovered during a cemetery clean-up event. A plaque now marks the location of the urupā and identifies the names of eight people who are definitively known to be buried there. However, as mentioned above, it is widely considered that there are more than eight burials in the urupā, but further identities are unknown. The plaque was blessed during a ceremony in 1996 by Father Peter Ryan of Hato Pētera College.

The adjacent Anglican/Protestant cemetery was established in 1864 when Major Isaac Rhodes Cooper, a benefactor of the early Anglican Church, donated one acre of land to Bishop Selwyn, the first Anglican Bishop of New Zealand. Bishop Selwyn appointed trustees to establish the land as a cemetery for the Protestant communities of Birkenhead and Northcote.

The earliest recorded burial took place in 1882, and since then the cemetery has become the resting place of many prominent Kaipātiki residents, including Thomas Hilditch (decorated veteran who owned a shop in Northcote Point), Clement Wragge (meteorologist and experimental

²¹² Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

horticulturalist), William and Maria Thompson (market gardeners and fruit preserving entrepreneurs) and William Francis Hammond (architect).

Unlike the adjacent Roman Catholic cemetery, the Protestant cemetery quickly filled, and was closed around 1926. Additional land was acquired at the Glenfield Public Cemetery, which was subsequently consecrated in 1929. Ownership of the Anglican/Protestant cemetery was transferred to the Birkenhead City Council in 1980 for the token price of ten cents.

Physical description

The cemetery has three distinct sections which reflect its historical development and associations. The urupā is located in the southeast corner of the place and extends along Glenfield Road. The boundary of the urupā is defined by wooden bollards linked by a chain. As discussed above, it is marked by a plaque set into a stone that was installed in 1996. Apart from this plaque, there are no individual grave markers or vegetation within the urupā.

The Roman Catholic cemetery is adjacent to the urupā to the north. Its extent is less defined; however, part of the street boundary is marked by a modern steel fence in a quasi-Victorian style, and it is marginally separated from the adjacent Anglican cemetery by a row of olive trees. The cemetery contains a wide range of funerary monuments and vegetation, including that which was planted to mark a grave and self-introduced vegetation from the neighbouring bush reserve. Most of the headstones are relatively modest, however, there are a few larger examples with notable artistic features and memorial symbols.

The Anglican/Protestant cemetery is adjacent to the Roman Catholic cemetery to the north. Part of the street boundary is marked by the same modern steel Victorian style fence as the Roman Catholic Cemetery. Monuments within the Anglican cemetery are generally larger and more ornate. Individual graves are also marked by fruit trees, palms and other specimen trees, as well as native trees that have self-introduced from Pompallier Reserve.

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 Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā²¹³ have historical values because they collectively demonstrate representative aspects of local history. Established in 1861 (Catholic) and 1864 (Anglican), the place includes one of the earliest Catholic cemeteries and Catholic urupā in Auckland, as well as an early Anglican cemetery. The group of three cemeteries were established on land contributed by prominent early settlers to both Bishop Selwyn (Anglican cemetery) and Bishop Pompallier (Catholic cemetery and urupā), demonstrating the significance of the early churches to local communities, and their desire to see land developed for religious purposes.

The group of three cemeteries are also of value for their association with the historical development of Northcote and Birkenhead, and for reflecting important aspects of early settlement patterns, community structure and social conditions. The Catholic urupā, established in 1861, also reflects the ongoing missionary work of the Catholic Church in early Auckland.

²¹³ The name of this place that is currently included in Schedule 14.1 is incorrect and is proposed to be amended through this review. From this point forward, the amended name will be used.

The group of three cemeteries also demonstrates important links to the locality and its people. Through its monuments, the place conveys patterns of local settlement, occupation and events, and demonstrates various ways in which people have memorialised the dead from the 1860s. Of particular note are the strong associations with many individuals and families who made a significant contribution to the establishment and progress of Northcote and Birkenhead. Examples include Thomas Hilditch, Clement Wragge, WF Hammond and William and Maria Thompson, who were all significant figures in the area's early history.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **considerable local** historical values.

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 Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have social values for their symbolic, spiritual and commemorative values. A symbol of remembrance, reverence and respect, the group of three cemeteries embodies important aspects of collective memory for individuals or groups who are associated with, or who are interested in, the local people who are buried there.

The place is also a marker that the local community identifies with and likely holds in high esteem. Public esteem is demonstrated through community interest in both maintaining the place, and also in researching and sharing stories about it.

The group of three cemeteries are also significant for demonstrating the religious beliefs, rituals and customs of the Northcote and Birkenhead communities during an early period of European settlement, including the separation of cemeteries by religion and/or burial custom.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **considerable 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.

This place has not been assessed for its Mana Whenua value. The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā was included in Schedule 14 primarily for its symbolic and commemorative heritage values, however the presence of an urupā within the place indicates it may have a strong or special association with, or be held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value. The views of Mana Whenua were sought to understand these values. At the time of completing this review, Mana Whenua have not provided feedback specific to the Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā. If Mana Whenua values are identified in relation to this place, this review will be amended.

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 Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have knowledge values for their potential to educate the public about the history of the locality through

study of their memorials and through interpretation. Monuments at the three cemeteries can provide important insights into Northcote and Birkenhead's history. Whether communicated through their physical fabric (orientation, size, ornamentation) or by the engravings on their headstones/plaques, the monuments have the potential to enhance public understanding about the demography, social conditions, family histories, religious practices and events associated with the locality since the 1880s (when the first burials took place).

The history of the group of three cemeteries is currently interpreted through a stone plaque near the entrance to the Catholic cemetery, however the information it contains is not wholly accurate, and there are opportunities to correct it. The Birkenhead Historical Society has prepared a pamphlet on the history of the cemeteries and the individual histories of some of the notable people buried there. The pamphlet is available online and at local libraries.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **moderate local** knowledge values.

Technology

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

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have no known technology value. The construction techniques and materials used to construct and maintain the monuments are commonly understood and are well documented through other places and sources.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **no known** technology value.

Physical attributes

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

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have physical attributes values for their collection of monuments that generally date from the 1880s to the 1950s (although there are some newer and replacement markers). Comprising an array of types and styles, the monuments reflect changing fashions in funerary architecture. Many of the monuments illustrate the craftsmanship of several prominent monumental sculptors and masons, including Parkinson, Bouskill, Thomas and Harris.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **moderate local** physical attributes values.

Aesthetic

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

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have aesthetic values as a visually distinctive place that derives its aesthetic appeal from the relationship between its physical components and landscape features, which reinforce the quality of both. Located adjacent to the Pompallier Bush Reserve, the setting includes native trees which have self-introduced around the edges of the cemeteries, partially concealing some of the graves. This vegetation, in combination with the exotic and specimen trees planted alongside some of the graves, gives the cemeteries a sense of enclosure as the topography slopes away from the street.

Through the age, patina and diversity of its monuments, the cemetery also has aesthetic value for invoking an emotional response for its evocative qualities as a place of nostalgia and remembrance.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **considerable local** aesthetic values.

Context

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

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā has context values as a group of three distinct cemeteries that were all established around the same time, but which reflect different religious beliefs and/or burial customs. In a wider historical context, the place is part of a dispersed yet unified collection of early religious cemeteries that are linked by common themes.

The place has a strong association with the wider historical and cultural context of the locality. Occupying its original site since 1861, the place is of value as an important member of a group of inter-related heritage places that collectively contribute to Northcote and Birkenhead's character and sense of place.

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā have **considerable local** context value.

STATEMENT OF SIGNIFICANCE

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā is a group of three adjacent cemeteries that were established during the 1860s to serve the Catholic and Anglican communities of Northcote and Birkenhead. The cemeteries collectively demonstrate representative aspects of local history and reflect the significance of the early churches to local communities, and their desire to see land developed for religious purposes.

The place is associated with the historical development of Northcote and Birkenhead, and reflects important aspects of early settlement patterns, community structure and social conditions. The place reflects the religious beliefs, rituals and customs of the local community during an early period of European settlement, including the separation of cemeteries by religion and/or burial custom. The Catholic urupā, established in 1861, also reflects the ongoing missionary work of the Catholic Church in early Auckland.

The group of three cemeteries has strong associations with individuals and families who made a significant contribution to the establishment and progress of Northcote and Birkenhead. A symbol of remembrance, reverence and respect, the group of three cemeteries embodies important aspects of collective memory for individuals or groups who are associated with, or who are interested in, the local people who are buried there. The place is a marker that the local community identifies with and holds in high esteem, which is evidenced by its ongoing maintenance and study.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|---------|
| A- Historical | Considerable | Local |
| B- Social | Considerable | Local |
| C- Mana Whenua | Not known | NA |
| D- Knowledge | Moderate | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Moderate | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT

Additional changes are recommended to refine the management of this place, including:

- Amend the name to Northcote/Birkenhead Anglican Cemetery, Birkenhead Catholic Cemetery and Urupā, which is more historically accurate
- Correct address
- Amend known heritage values to include (g) aesthetic and remove (d) knowledge and (f) physical attributes

Schedule 14.1 Schedule of Historic Heritage

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|--|---|-----------------|------------------|--|------------------------|------------|---|---|
| 00904 | Pompallier Cemetery (Birkenhead and Northcote Protestant /Anglican and Roman Catholic cemeteries and urupa) <u>Northcote/Birkenhead Anglican Cemetery</u> <u>Birkenhead Catholic Cemetery and Urupā</u> | Pompallier Reserve, Birkenhead <u>Birkenhead Anglican Cemetery, Birkenhead</u> <u>Catholic Cemetery, R2</u> Glenfield Road, Birkenhead | PT ALLOT 121 PARISH OF TAKAPUNA; PT ALLOT 152 PARISH OF TAKAPUNA | A* B | Graves | A, B, D , F , <u>G</u> , H | Refer to planning maps | | <u>Yes</u> | |

Planning maps

No changes proposed

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020 (updated August 2021)

Peer Reviewer

Elise Caddigan, Built Heritage Specialist
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
12 October 2020 (updated August 2021)

CLEMENT WRAGGE GARDENS COMPLEX – ID 00906

Needles Eye Reserve, 8, 10-12 and 14 Awanui Street, Birkenhead



Figure 31: Clement Wragge Gardens complex, 8, 10-12 and 14

Awanui Street, Birkenhead (Auckland Council, 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of Clement Wragge Gardens complex to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.²¹⁴ Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

²¹⁴ AUP, D17.1 Background

Background and constraints

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

A site visit was conducted on 22 September 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00906 |
| Place Name/and/or Description | Clement Wragge Gardens complex |
| Verified Location | Needles Eye Reserve, 8, 10-12 and 14 Awanui Street, Birkenhead |
| Verified Legal Description | PT LOT 4 DP 3444; LOT 1 DP 192659; LOT 25A DP211; road reserve; PART BED WAITEMATA HARBOUR SURVEY OFFICE PLAN 67176; CMA |
| Category | A* |
| Primary feature | All pre-1923 garden features and plantings |
| Known Heritage Values | A, B, D, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 32: Historic Heritage Overlay Extent of Place (EOP) for Clement Wragge Gardens complex (area within blue outline) (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Clement Wragge Gardens complex was scheduled as 'Clement Wragge Gardens/ Palm Gardens' in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place.

The place is located within the AUP Special Character Areas Overlay: Residential and Business – Residential North Shore Birkenhead Point.

There is another scheduled historic heritage place on Awanui Street that in part overlaps with the Clement Wragge Gardens complex. The place is ID 00784 Pa site/burial R11_918 and is shown in figure 3 below. The place is identified in the Auckland Council Cultural Heritage Inventory as Clement Wragge Gardens Complex /Palm Gardens/Clement Wragge Gardens/ Palm Gardens/ Palms (ID 12960).



Figure 3: Historic Heritage Overlay Extent of Place for ID 00784 Pa site/burial R11_918 (area within blue outline) (Auckland Council GeoMaps)

Some of the trees located within the Clement Wragge Gardens are identified in the AUP Schedule 10 Notable Trees Schedule (**Schedule 10**)²¹⁵. Proposed Plan Change 29 to the AUP proposes to amend Schedule 10 to correct errors and inconsistencies. Amendments are proposed that relate to notable trees within the gardens complex, including to identify that both 8 and 10-12 Awanui Street contain a group of notable trees and to identify that these groups contain various palm species. The plan change also proposes to map the extent of the scheduled groups of trees on each of the two properties²¹⁶.

²¹⁵ AUP Schedule 10, ID 1037 (10 Awanui Street – Palms), ID 1038 (8 Awanui Street – Palms) and ID 2814 (10-12 Awanui Street – Magnolia)

²¹⁶ Proposed Plan Change 29: Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay)

History²¹⁷

Clement Lindley Wragge was born in Stourbridge, England, in 1852. He studied Classics and navigation in England, before leaving for Australia as a seaman. Wragge spent time in various Australian states before leaving for the United States and then returned to South Australia. Following his return, Wragge worked for the South Australian Surveyor-General Department from 1876-1878, before returning to England where he established the Ben Nevis Observatory in Scotland in 1881. Back in Australia, he established observatories at Torrens (Adelaide), Mount Lofty (South Australia), Mount Wellington (Tasmania) and Mount Kosciusko (New South Wales), before being appointed the Queensland Government Meteorologist in 1887, a position he held until 1902. One of his major achievements was issuing weather forecasts for all of Australia. He published several books and from 1904 undertook a lecture tour that took him throughout the world including England, India, Ceylon (now Sri Lanka) and the Pacific Islands and New Zealand. While based in Queensland, he travelled extensively in north Australia and as far north as New Guinea and collected aboriginal weapons and artefacts, including skeletons.

Wragge established tropical gardens, 'Capemba', on his property in Brisbane, Australia, when he was the Queensland Government Meteorologist. During the mid-late 19th century, networks of collectors and wealthy gentlemen played an important role in the acquisition and distribution of plants and animals throughout the British colonies²¹⁸. Gardens like Wragge's Capemba and, in New Zealand, Mansion House gardens, were the focus of experiments with the acclimatisation of plants.

Wragge moved to New Zealand with Louisa Horne, his Anglo-Indian "wife", and his son, Kismet, in 1908, living in Dunedin for a time before settling in Auckland in around 1911. Wragge purchased a property at Awanui Street, Birkenhead²¹⁹ (then known as Arawa Street) in January 1913 and had a villa (named Waiata) built. Following his move to Awanui Street, Wragge devoted considerable attention to the cultivation of tropical plants in the grounds adjoining his residence, with palm species being a key feature.

The tropical gardens planted by Wragge featured tamarisks, ginger, bananas and forty different varieties of palm. His vision was to plant "in imitation of the jungles of India and some tropic Isles"²²⁰. The gardens were based on his extensive travels and his desire to recreate a slice of the tropics in Birkenhead. With the help of local children, stones were dragged from the shore to form the edges to shell paths leading down to the bay and through the gardens. By 1916, the gardens surrounding Wragge's residence covered an area of nearly two acres²²¹. The gardens were reported as being unique not only in the Auckland district but in New Zealand²²².

As well as working on his gardens, in 1912 Wragge approached the Birkenhead Borough Council and offered to establish a museum on his property, to be filled with his large natural history and ethnological collection, along with a small astronomical telescope and meteorological instruments²²³. Wragge specified several conditions to be attached to this gift: the Council must provide the necessary accommodation for the collection; the establishment would be known as the Wragge Institute (with Wragge himself as director and life trustee); and the Council would keep the institute in good order and condition and would provide a caretaker²²⁴. At the time of the offer, Wragge

²¹⁷ Information is from the North Shore City Council site pack, unless otherwise stated

²¹⁸ Mansion House Conservation Plan

²¹⁹ The land bought by Wragge is now known as 8 and 10-12 Awanui Street

²²⁰ *The Story of Birkenhead*, Margaret McClure, pp. 133

²²¹ *New Zealand Herald*, 27 March 1916

²²² *Auckland Star*, 27 March 1916

²²³ *New Zealand Herald*, 9 September 1912

²²⁴ *New Zealand Herald*, 9 September 1912

suggested that a building should be erected at the lower end of Arawa Street, and that a public garden and reserve might be formed around the spot. The Borough Council thanked Wragge for his offer and appointed a committee to confer with him “as to the best methods to adopt so that the Council may avail itself of it”²²⁵.

For the next few years, Wragge and the Birkenhead Borough Council exchanged communications about the museum. At one stage, the Prime Minister wrote to the borough council, noting the offer made by Wragge, and stating that the request for a subsidy towards the building be noted, and brought before the Minister of Internal Affairs²²⁶. In 1915, the Minister made a “definite promise” that after the termination of the war a subsidy of £ for £, up to £500, would be provided for the erection of a museum at Birkenhead for housing Wragge’s collection of “South Sea Island curios”²²⁷.

The Wragge Institute and Waiata Tropical Gardens were eventually opened at Birkenhead in January 1916, with reports saying “the building comprises a lecture-room, lounge-room, refreshment-room and library”²²⁸. It is not clear who provided the money for the building, but it appears that the funds were not sufficient for what was initially planned, with the building reportedly not being large enough to house Wragge’s collection of curios. Nonetheless, the place became a tourist destination, with advertisements promoting the institute and gardens included in Auckland newspapers from December 1916²²⁹ until January 1923²³⁰, with one calling it “An Indian paradise without the snakes”²³¹.

Wragge fenced the garden’s entry to the beach and charged an admission fee to the gardens, and further charged to enter the museum or look through the telescope. The gardens, which attracted visitors from around New Zealand, were claimed by Wragge himself to be famous worldwide.

Wragge published daily Auckland and New Zealand weather predictions from his observatory, and for many years these were printed on the main news page of the *New Zealand Herald*²³². The predictions soon proved to be unerringly accurate, so much so that farmers in the Auckland and Waikato regions subscribed to the service.

Wragge was known as a colourful and eccentric character. He would dress in a long flowing gown and a turban. There were tearooms at the gardens and museum and Wragge’s de facto wife, who was reputed to be an Indian princess, would officiate over the reading of teacups.

Wragge produced the *Waiata Botanical and Acclimatisation Gardens, Birkenhead, Auckland. List of choice palms grown chiefly from seed and thoroughly hardy and specially acclimatised in the open area* in 1916²³³. The document, which was forwarded to Auckland City Council in the same year, saw three plant species ordered. It is believed these palms were for planting in Myers Park and other parks such as Albert Park and the Auckland Domain. Wragge gave seedlings to his neighbours, and these plantings are evident in gardens along Awanui Street.

²²⁵ *New Zealand Herald*, 9 September 1912

²²⁶ *New Zealand Herald*, 18 June 1915

²²⁷ *New Zealand Herald*, 15 July 1915

²²⁸ *New Zealand Herald*, 31 January 1916

²²⁹ *New Zealand Herald*, 21 December 1916

²³⁰ *Auckland Star*, 16 January 1923

²³¹ *Auckland Star*, 26 January 1918

²³² *The Story of Birkenhead*, Margaret McClure, pp. 134

²³³ *The Waiata Tropical Gardens at Birkenhead*, report for Auckland City Council by John P. Adam, June 2011

Wragge died at Waiata on 10 December 1922, aged 70, and was buried in the Birkenhead Anglican Cemetery. After his death, Wragge's son, Kismet, continued to keep the house and gardens open. It is not known when the gardens ceased to be open to the public. Advertisements promoting the gardens were included in Auckland newspapers from December 1916²³⁴ until January 1923²³⁵.

In June 1928 a fire destroyed the Wragge Institute. The *Auckland Weekly News* reported the building housing the museum was destroyed by fire, razed to the ground, with Polynesian curios and meteorological instruments lost to the flames²³⁶. The institute, a wooden building, comprising six rooms, was separated from the private residence, the latter being on the same grounds, but some forty feet distant on the higher ground²³⁷. The residence was not damaged. Some reports claimed many of the trees in the grounds were burned or badly scorched, however, the *Auckland Star* reported that the Northcote firemen's service did good work in preventing the spread of the flames to the adjoining residence and the trees and tropical growth in the gardens²³⁸.

At some stage, a residence was constructed on 10-12 Awanui Street. The house is visible in 1959 aerial photographs.

Physical description

The garden of 10-12 Awanui Street was surveyed in 2011 and a report prepared on the gardens for the Council²³⁹. The report identified that the most common palm in the garden today is the Bangalow palm (*Archontophoenix cunninghamiana*). A number of other palm species and other tropical plants were recorded. For more information, see Appendix 1.

The house at 8 Awanui Street believed to have been built by Wragge is shown in a 1922 photograph as a single bay villa. This villa has been significantly altered over the years, with alterations and additions including changes to the roof form and installation of aluminium joinery. A garage has been added to the property, on the Awanui Street boundary. The house at 10-12 Awanui Street was constructed by 1959. Palm trees of various species are visible (from Awanui Street) in the gardens around both houses.

Part of the former Clement Wragge Gardens complex is within the Needles Eye Reserve, at the end of Awanui Street. A path goes through the reserve to the end of the Point. Trees within this area include pōhutukawa; there are no palms or other tropical vegetation present. Views of the garden can be seen from the water's edge. From these views, various palm species can be seen, along with pōhutukawa and other native species.

The place can no longer be called a gardens complex but can be more accurately described as the site of the Waiata Tropical Gardens. It will be referred to this way for the remainder of this review.

²³⁴ *New Zealand Herald*, 21 December 1916

²³⁵ *Auckland Star*, 16 January 1923

²³⁶ *Auckland Star*, 21 June 1928

²³⁷ *Auckland Star*, 21 June 1928

²³⁸ *Auckland Star*, 21 June 1928

²³⁹ *The Waiata Tropical Gardens at Birkenhead*, report for Auckland City Council by John P. Adam, June 2011

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.

Site of Waiata Tropical Gardens²⁴⁰ has historical value for its association with pioneering meteorologist and local Birkenhead personality, Clement Wragge. Wragge established the Ben Nevis Observatory in Scotland in 1881, before moving to Australia and establishing observatories in several states. Wragge was Queensland Government Meteorologist from 1887 to 1902, during which time he established tropical gardens on his property in Brisbane and issued weather forecasts for all of Australia. He published several books and from 1904 undertook a lecture tour that took him throughout the world including England, India, Ceylon and the Pacific Islands and New Zealand.

Wragge moved to New Zealand in 1908. He purchased the property that is now 8 Awanui Street in 1913. A residence, 'Waiata', was built for himself, his de facto wife and son. Wragge began planting gardens around the house, which featured tropical plant species (and particularly palms) collected from his extensive travels. With these gardens, which became known as the Waiata Tropical Gardens, Wragge set about creating a slice of the tropics in Auckland. Wragge also set about establishing the Wragge Institute as a museum to house the extensive collection of artefacts and curios that he had also collected during his travels. With his training in meteorology, he was known for his weather predictions, which were published for a time in the *New Zealand Herald*.

In 1916, the Wragge Institute and Waiata Tropical Gardens were officially opened to the public. The gardens and institute, open for an admission fee, attracted both locals and visitors from around the country. While Wragge did not live in Birkenhead for long, his creation of the Wragge Institute and Waiata Tropical Gardens was a significant contribution to the history of Birkenhead.

Following Wragge's death in 1922, the building housing the Wragge Institute was burnt to the ground in 1928, with Wragge's collection of artefacts and meteorological instruments being destroyed with it. The loss of and significant changes to the place, including the buildings, structures, layout and plantings associated with the early gardens, impact the legibility and understanding of the historical associations of the place.

Site of Waiata Tropical Gardens has **moderate local** historical values.

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.

Site of Waiata Tropical Gardens had social values as a place that was a well-known attraction that was visited by people from the Birkenhead area and around Auckland. The place has not been open to the public since 1923, so no longer has the same role or prominence in the community. The gardens complex has some social value as a place that is valued by the local community. Articles about the gardens are periodically written and published by groups including the Birkenhead Historical Society and the gardens were included in the North Shore Heritage Thematic Review.

Site of Waiata Tropical Gardens has **moderate local** social values.

²⁴⁰ The name of the Clement Wragge Gardens Complex is proposed to be changed through this review. The name "Site of Waiata Tropical Gardens" will be used from this point forward.

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.

Site of Waiata Tropical Gardens has been included in Schedule 14 primarily for its botanical heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the gardens. The extent of place for another place included in the Historic Heritage Overlay (ID 00784 Pa site/burial R11_918) overlaps in part with the Site of Waiata Tropical Gardens. Site of Waiata Tropical Gardens 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.

Site of Waiata Tropical Gardens has some knowledge value for its potential to help educate the public about the life and work of Clement Wragge and about the acquisition and distribution of plants throughout the British colonies. This could be provided as on- or off-site interpretation. However, this information is readily available from other sources.

Site of Waiata Tropical Gardens has **little local** knowledge values.

Technology

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

Site of Waiata Tropical Gardens has no known technology values. The planting of palm species and other tropical plants, while demonstrating a 19th century trend for the acquisition and distribution of plants throughout the British colonies, does not demonstrate technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.

Site of Waiata Tropical Gardens has **no** technology values.

Physical attributes

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

Site of Waiata Tropical Gardens has physical attributes values as a notable local example of a garden associated with the nineteenth century trend of collecting exotic plant species and planting them in gardens around the world. The work of well-known meteorologist and local personality, Clement Wragge, the gardens complex was created to imitate the jungles of India and tropical isles. The tropical gardens planted by Wragge featured tamarisks, ginger, bananas and many different varieties of palms, propagated by Wragge after his extensive travels around the world.

However, Wragge passed away in 1922, a fire razed the museum and damaged the property in 1928, and the garden has not been maintained as a visitor attraction since 1923. While evidence of Wragge's garden complex remains in the existence of palm and other species that were planted or have since naturalised, the design and style of the garden no longer remains.

Site of Waiata Tropical Gardens has **little local** physical attributes values.

Aesthetic

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

Site of Waiata Tropical Gardens has some aesthetic value for its picturesque vegetation. When viewed from Awanui Street, various individual palm trees are noticeable features behind the dwellings. The view from the end of the Point or the water is highly vegetated and tropical in flavour due to the many palm trees.

However, the aesthetic values of the place have diminished since 1923, which is the last time the gardens are known to have been managed as a visitor attraction. The gardens complex was a local landmark and attraction in the early 1900s, and while palms and other species remain in the Awanui Street area, the design of the garden is no longer evident. The construction of the residence on 10-12 Awanui Street also detracts from the aesthetic values of the gardens complex.

Site of Waiata Tropical Gardens has **moderate local** aesthetic values.

Context

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

Site of Waiata Tropical Gardens has some context value because the remaining palms and other tropical species provide a certain character to the locality. However, while the gardens complex remains on its original site, the context of the place has changed significantly over time. Once a garden designed to recreate a slice of tropics in Birkenhead, only remnants of the original plantings remain alongside naturalised plants.

Site of Waiata Tropical Gardens has **little local** context value.

STATEMENT OF SIGNIFICANCE

Site of Waiata Tropical Gardens is the remains of the Waiata Tropical Gardens, created by Clement Wragge in the early 1900s. It is located at what is now known as 8 Awanui Street, Birkenhead. Wragge was a pioneering meteorologist, who established observatories in Scotland and throughout Australia. Wragge, who also established an observatory and museum alongside the gardens in Birkenhead, provided a weather service from his observatory, and for many years had his weather predictions published in the *New Zealand Herald*.

The tropical gardens planted by Wragge were based on his extensive travels and originally featured tamarisks, ginger, bananas and forty different varieties of palm. The gardens, envisaged by Wragge as a slice of the tropics in Birkenhead, were open to the fee-paying public and have historical value both for their association with Wragge and as an example of the recreation activities of Aucklanders in the early 1900s.

While the gardens complex remains on its original site, the context of the place has changed significantly over time. Once a garden designed to recreate a slice of tropics in Birkenhead, only remnants of the original plantings remain alongside naturalised plants. The place has some aesthetic value as a reminder of the tropical gardens that once stood on the site but is no longer the garden that was created in 1913.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Site of Waiata Tropical Gardens does not meet the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is deleted from Schedule 14.1.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--------------------------------|--|---|----------|--|-----------------|------------------------|------------|---|---|
| 00906 | Clement Wragge Gardens complex | Needles Eye Reserve, 8, 10-12 and 14 Awanui Street, Birkenhead | PT LOT 4 DP 3444; LOT 1 DP 192659; LOT 25A DP 211; road reserve; PART BED WAITEMATA HARBOUR SURVEY OFFICE PLAN 67176; CMA | A* | All pre-1923 garden features and plantings | A, B, D, G, H | Refer to planning maps | | | |

Planning maps

Delete the Historic Heritage Overlay from Needles Eye Reserve, 8, 10-12 and 14 Awanui Street, Birkenhead.

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020

Peer Reviewer

Carolyn O'Neil, Heritage Consultant
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
7 December 2020

War Memorial Monument – ID 00908

Nell Fisher Reserve, R 204 Hinemoa Street, Birkenhead



Figure 33: War Memorial Monument (Auckland Council 28 October 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the war memorial monument in Birkenhead to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.²⁴¹ Category A* is effectively a holding pattern for some of the region’s most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020

SCHEDULING INFORMATION

| | |
|---|---|
| Schedule ID | 00908 |
| Place Name/and/or Description | War Memorial Monument |
| Verified Location | Nell Fisher Reserve, R 204 Hinemoa Street, Birkenhead |
| Verified Legal Description | Lot 1 DP 20559 |
| Category | A* |
| Primary feature | Monument |
| Known Heritage Values | A, B |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

²⁴¹ AUP, D17.1 Background



Figure 34: Historic Heritage Overlay Extent of Place (EOP) for ID 00908 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The War Memorial Monument was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. The place is identified in the Auckland Council Cultural Heritage Inventory as War Memorial Monument (ID 12962).

History

In August 1919, the issue of establishing a local war memorial in Birkenhead was raised by Mayor James McPhail, at the Borough Council meeting.²⁴² However, it was not until 1926 that the site of the memorial was finalised as part of a landscaping scheme for the Civic Reserve at Highbury.²⁴³ Ernest Skeates, who was mayor at that time, presented a scheme to the Borough Council for the reserve, which included a war memorial.

*'An entrance path from the corner facing Highbury should be formed, to meet a cross path from Rawene Road right through to Hauraki Street. The latter would be a "short-cut" between those two streets. To the centre of the Rawene-Hauraki path, and on its southern alignment, the chambers should be removed, just opposite the junction of the path south through the area to this point from the Highbury end. The grounds would be beautified on all sides. A fitting place for a war memorial would be the central position in the path leading from Highbury. The ends of all paths would be curved.'*²⁴⁴

Once erected, the memorial and its setting were described as follows:

'An area of eighteen perches adjacent to the Civic Reserve - upon which stands the municipal offices - has been dedicated inalienably to the citizens for the single purpose

²⁴² *Auckland Star*, 28 August 1919 - *War Memorials*

²⁴³ *Auckland Star*, 14 January 1926

²⁴⁴ *Ibid*

*of handing down to succeeding generations the remembrance of all that is inferred by the memorial and its historical and self-sacrificing significance. The area, integral with the Civic reserve, is tastefully laid out in rockery, lawn, paths, and shrubs. In the centre of the dedicated triangular area rises the memorial. The base consists of two tiers of steps in concrete, octagonal in shape, about 9ft. 6in. across, upon which is built a massive block of rough-hewn grey granite, indicating strength. On the north side is fashioned a bowl or drinking tap. Above this are four polished red granite columns, which fittingly represent the virtues of Duty, Service, Fidelity and Justice, which are based upon strength of purpose. Empanelled on each side and between the columns are four polished black panels bearing inscriptions. Above this, a very beautiful floral standard in bronze, embodying the olive leaf and branch, and the Victor's wreath, supports an opal globe enclosing an electric light. The light forms part of the Borough Council's electric lighting scheme of the thoroughfare, and is, therefore, illuminated every evening from sunset till midnight.*²⁴⁵

The Birkenhead War Memorial was unveiled in the Civic Reserve (now known as Nell Fisher Reserve) on 24 April 1927 in a ceremony presided over by Mayor Ernest Skeates. The unveiling was undertaken by local resident, Mrs M Neal, who had lost two sons during World War I (**WWI**). The ceremony began with a procession of returned soldiers, Birkenhead and Northcote cadets, Boy Scouts, Girl Guides and Brownies, headed by the Municipal band, marching from the post office to the Civic Reserve.

The memorial and the surrounding triangular gardens were designed by Frank Finch, who was the Borough's town clerk and engineer. The contractors for the masonry were McNab and Mason, monumental masons based at Symonds Street, Auckland. J W Andrews designed the bronze floral sculpture resting on the memorial. The sculpture was cast in the foundry of Millar, Patterson and Lees. The cost of the memorial was approximately £300.²⁴⁶

The memorial served as the site for local Anzac Day services until 1958, when the services were moved to a larger venue that could cope with the growing numbers that attended the services, being the newly opened War Memorial Park.²⁴⁷ The names of those from the Borough who died in both WWI and World War II (**WWII**) are engraved in the Roll of Honour in the memorial shrine at the main entrance to the Birkenhead War Memorial Park.

In 1979 the Civic Reserve was renamed the Nell Fisher Reserve after the Borough Council's first paid librarian. The first Birkenhead Library was built in the 1960s, replacing the former council buildings that previously occupied the site.

In 2010, a new Birkenhead library was built and the War Memorial Monument, which had fallen into disrepair, was restored. At the same time the reserve was re-landscaped. The two large cypress trees were retained, and colourful plantings were installed on either side of the path to celebrate the procession to the war memorial.

²⁴⁵ *Auckland Star*, 22 April 1927, *BIRKENHEAD HEROES. WAR MEMORIAL. CEREMONY ON SUNDAY*

²⁴⁶ *Ibid*

²⁴⁷ With the call for new memorials throughout New Zealand following WWII, Birkenhead opened the War Memorial Park with playing fields, a grandstand and a sports pavilion with brick memorial gates at the main entrance and a memorial shrine which housed the Birkenhead Roll of Honour of those who served in both wars. The Birkenhead War Memorial Hall was opened behind the shrine on ANZAC day in 1970.

Physical Description

Set within the triangular garden facing Hinemoa Street and Rawene Road, the war memorial is built on a block of rough-hewn grey granite, symbolizing strength. A drinking fountain is situated on the northern face of the granite block. The block is grounded on two tiers of concrete steps. Four columns of polished red granite on each corner represent duty, service, fidelity, and justice. Four polished black slabs positioned between these columns bear the following inscriptions:

Pro Patria "The Great War" 1914-1918 Erected by the Citizens of Birkenhead.

"To the glory of God and in honour of those who fought and in memory of those who fighting fell."

*1914-1918 - To the imperishable memory of the men who gave their lives in the great war
"Their name liveth forevermore."*

"Greater Love Hath No Man Than This" In memory of all those who served in the great war.

The bronzed olive leaf branches that crown the memorial are emblems of peace, and they hold four victor's wreaths. These branches in turn support what has been described as an 'opal globe enclosing an electric light with burns every evening from sunset to midnight'.²⁴⁸

The gardens were formed around the memorial with all paths leading to the memorial. They are now adorned with mature trees, including pōhutukawa, which surround the memorial. A photograph taken at the end of WWII shows no trees around the memorial, so it seems the current trees, including two cypress trees on the corner of the two streets, have been planted since that time.

Frank Finch

Frank Finch was a career local body employee who, prior to his role with the Birkenhead Borough Council, worked as chief draughtsman for the Auckland Harbour Board²⁴⁹ and engineer for the Napier Harbour Board.²⁵⁰ He was appointed as town clerk and treasurer for the Birkenhead Borough Council in 1925.²⁵¹ He was appointed the council's engineer in 1926²⁵² and resigned from that position in 1929.

During his time at Birkenhead Borough Council, he was highly regarded and was part of a deputation to the Auckland Harbour Board during early conversations about constructing a harbour bridge in the late 1920s²⁵³, and was appointed as a representative on the Waitemata Bridge Committee.²⁵⁴

McNab and Mason

Thomas McNab was a sculptor and designer and, as part of the stonemason firm McNab and Mason, was responsible for several masonry war memorials throughout New Zealand. The firm provided the foundation stone for the Auckland War Memorial Museum.²⁵⁵

J W Andrew

Little is known about the designer of the bronze sculptural head to the monument, other than he was reported to be the designer and sculptor of the font in St Matthew in the City.²⁵⁶

²⁴⁸ *N.Z. Architectural & Building Review*, June 1987

²⁴⁹ *New Zealand Herald*, 20 June 1919

²⁵⁰ *Auckland Star*, 20 March 1933

²⁵¹ *Auckland Star*, 16 October 1925

²⁵² *New Zealand Herald*, 3 June 1926s

²⁵³ *New Zealand Herald*, 11 June 1926

²⁵⁴ *Auckland Star*, 19 May 1927

²⁵⁵ *Auckland Star*, 31 July 1925

²⁵⁶ *Ibid.*

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.

Erected as a war memorial in 1927, the Birkenhead War Memorial Monument²⁵⁷ has a strong association, through commemoration, with WWI. The war was a defining event in New Zealand's history that resulted in widespread sacrifice and a new wave of patriotism. The monument has considerable historical value for representing the countrywide movement to erect memorials in honour of those who served and were sacrificed in WWI and reflects the enduring support for the erection of monuments at that time. The structure also serves as a centre sculptural piece within the Nell Fisher Reserve, which was landscaped at the same time as the monument was built to serve the community as a civic space to enjoy and as a place to reflect.

The monument also has a strong association with the Birkenhead Borough Council, who instigated the project as part of a plan to introduce a civic square outside the council buildings, while commemorating locals who had lost their lives in WWI. The council was responsible for the instigation, the design and the production of the monument and its setting.

Although it has since been replaced as the venue to commemorate Anzac Day in Birkenhead, the Birkenhead War Memorial Monument represents the first war memorial to be unveiled in the suburb and is important for conveying the impact on the community and the manner in which they sought to commemorate their loss.

The Birkenhead War Memorial Monument has **considerable local** 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 Birkenhead War Memorial Monument has considerable social significance for its commemorative and symbolic values as a memorial that recalls the sacrifice made by members of the borough in the WWI. Erected in 1927, the monument was the focus of Anzac Day celebrations in Birkenhead for 30 years. The structure is a historical marker that the local community identifies with, and likely holds in high esteem. The 2010 restoration of the monument and landscaping of the reserve are a testament to the level of respect the community holds for this place.

A symbol of sorrow, pride and respect, the Birkenhead War Memorial Monument demonstrates the customs of the local community in memorialising those who lost so much in the war and represents important aspects of communal identity and remembrance, the meanings of which should not be forgotten.

The Birkenhead War Memorial Monument has **considerable local** social value.

²⁵⁷ In this review, the name of the place is proposed to be changed to "Birkenhead War Memorial Monument. This name will be used henceforth.

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 Birkenhead War Memorial Monument has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the monument.

The Birkenhead War Memorial Monument 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 Birkenhead War Memorial Monument has the potential to provide knowledge of New Zealand's military history and an understanding of the contributions made at a local level. Its commemorative inscriptions reinforce its role as a memorial to WWI. Indirectly, and like all war memorials, it refers to the sacrifices made by individuals and families, the communal efforts of communities, and the country's contribution to an important international cause.

The Birkenhead War Memorial Monument has **moderate local** knowledge value.

Technology

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

The Birkenhead War Memorial Monument is interesting in the way it demonstrates its monumental status while at the same time providing practical features such as a drinking fountain and night lighting. This was a creative innovation for the park that was created simultaneously with the monument. However, the general construction and use of materials was not unusual in terms of WWI monuments.

The Birkenhead War Memorial Monument has **little local** technology value.

Physical attributes

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

The design of the Birkenhead War Memorial Monument is significant as a work of Frank Finch, the Borough's town clerk and engineer. The monument holds a central place to the overall design of the reserve that Finch was also responsible for.

The memorial has physical attributes value for how it commemorates those who served along with its dual ornamental and functional purpose. Finch cleverly used the materials that make up the monument to conceptually represent aspects of valour, while creating a striking ornamental object. The use of polished red granite columns and the bronze work are distinctive elements when compared to other regional war memorials. Further commemoration is demonstrated in the inscriptions. This differs from other monuments where the names of those who served or those who died are inscribed. The practical features of the drinking fountain and the central light source for the park at night, convey the mind of an engineer who cleverly incorporated these features into the monument, which also draws attention to the monument itself.

The monument is also significant for the masonry work of notable and prolific stonemasons, McNab and Mason, and the unique and striking design of the bronze olive branch and wreath undertaken by J W Andrews.

The Birkenhead War Memorial Monument has **considerable local** physical attributes value.

Aesthetic

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

The war memorial is notable as a visual landmark in the locality of Birkenhead. Set within a local corner reserve, the monument is given the central stage with a path accessed on the corner of Hinemoa Street and Rawene Road, leading directly to it. The surrounding plantings in the reserve provide an attractive setting that is part of the overall planned aesthetic. Visually appealing, the exquisite bronze work and the sculptural quality of the monument has substantial aesthetic charm. Overall, the monument has a particular value invoking an emotional response for its evocative qualities as a war memorial.

The Birkenhead War Memorial Monument has **considerable local** aesthetic value.

Context

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

Occupying its original site since its construction in 1927, the Birkenhead War Memorial Monument was designed to be part of the historical landscape of the early Birkenhead Civic Centre. At the time of its construction, the monument had a visual and physical connection to the Birkenhead Borough Council Buildings. The memorial remains part of a civic context in Birkenhead, as it is associated with the library, which replaced the earlier council buildings on the same site. The reserve within which the war memorial sits, was contemporaneous with the construction of the war memorial. The landscape reinforces the significance of the war memorial.

The monument also makes a notable contribution to a dispersed yet inter-related group of WWI monuments that reflect an important unifying theme in the social and cultural history of the region and nation.

The Birkenhead War Memorial Monument has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

The Birkenhead War Memorial Monument has considerable historical value for its association with a national movement to erect memorials in honour of those who served and lost their lives in WWI and reflects the enduring support for the erection of such monuments at this time. Erected in 1927, the monument is of note for representing the first of such memorials to be unveiled in Birkenhead. Historical value is also attributed to the direct association the monument has with the local government which instigated and implemented the plan for both the reserve and the memorial. The monument has considerable social significance for its commemorative and symbolic values as a memorial that recalls the sacrifice made by members of the Birkenhead Borough in WWI. As the centre of Anzac celebrations for 30 years, is also a historical marker that the local community identifies with and likely holds in high esteem.

Highly intact, the work has considerable physical attributes value as the design of the Borough's respected engineer, Frank Finch, and the exquisite bronze work design of Auckland artist, J W Andrew. The use of polished red granite columns and the bronze work provide distinctive elements that differ

from other contemporaries. The practical elements incorporated into the design (a water fountain and lighting) are also distinguishing characteristics that set the monument apart from others in the region. Set in a public garden reserve designed contemporaneously with the monument, the memorial has considerable aesthetic value. The design of the reserve has the effect of drawing the eye towards the monument from the street and from within the setting and providing a landmark as part of that setting. The delicate bronze design that features on the top of the memorial and the overall sculptural display of the monument also contribute to the considerably significant aesthetic appeal.

Occupying its original site since 1927, the monument has considerable context value as part of the evolving civic area within which it sits. While the council buildings were replaced by the Birkenhead library, the memorial has remained a constant as part of a setting that continued to function as a public facility. As part of a dispersed but still very much inter-related group of war memorials commemorating WWI the monument reflects an important unifying theme in the social and cultural history of the region and nation.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Birkenhead War Memorial Monument meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Heritage values – the review above has identified more values to include (f) physical attributes, (g) aesthetic, and (h) context
- Name of Place to be changed to Birkenhead War Memorial Monument
- Amend legal description
- Extent of Place to be increased to include the entire triangular section of the park with the pathways included that were formed in the original design which are an important part of the heritage values of the place

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---|---|------------|------------------|-----------------|------------------------|------------|---|---|
| 00908 | <u>Birkenhead</u> War Memorial Monument | Nell Fisher Reserve, R 204 Hinemoa Street, Birkenhead | Lot 1 DP 20559; PT <u>LOT 1 DP</u> <u>2922</u> | <u>A*B</u> | Monument | A, B, E, G H | Refer to planning maps | | | |

Planning maps



Figure 35: Proposed Extent of Place outline in red (GeoMaps).

Evaluator

Megan Walker, Senior Specialist Historic Heritage
November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
13 January 2021

GLENFIELD ROAD PUBLIC CEMETERY – ID 00909

Glenfield Cemetery, Corner Glenfield Road and Eskdale Road, Birkenhead



Figure 36: Glenfield Road Public Cemetery (Anglican section) (Auckland Council; 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Glenfield Road Public Cemetery to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils²⁵⁸. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

²⁵⁸ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

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

A site visit was conducted on 28 October 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00909 |
| Place Name/and/or Description | Glenfield Road Public Cemetery |
| Verified Location | Glenfield Cemetery, Corner Glenfield Road and Eskdale Road, Birkenhead |
| Verified Legal Description | Pt Allot 122 Parish of TAKAPUNA |
| Category | A* |
| Primary feature | Graves |
| Known Heritage Values | A, B, D, F, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 37: Historic Heritage Overlay Extent of Place (EOP) for ID 00909 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

The Glenfield Road Public Cemetery was scheduled in the in the North Shore City Council District Plan 2002 as the “Glenfield Road Cemetery” as a category A place.

The place was included in the AUP as the “Glenfield Road Public Cemetery” as a category A* place. Part of the place is also included in the Significant Ecological Areas Overlay²⁵⁹, and also designated for Defence Purposes – protection of approach and departure paths (Whenuapai Air Base)²⁶⁰. The place is identified in the Auckland Council Cultural Heritage Inventory as Glenfield Road Cemetery (ID 12963).

History

The Glenfield Cemetery (formerly known as Takapuna Public Cemetery) was established on land that had been purchased by the Colonial Government in 1841 as part of the Mahurangi Block Purchase. The controversial purchase, including 220,000 acres extending from the Waitemata Harbour to Te Arai Point, was mismanaged by the government both in terms of identifying the correct negotiating parties and the purchase price.

After surveying the land block, the government identified certain sections as “waste” and made them available to help establish European settler communities. In 1880, Chairman of the Stokes Point Ratepayers Group, William Francis Hammond, applied for 122 acres to be used for a local public cemetery and park. The land transactions specific to the subject site are unknown, however it is acknowledged that the land may have been purchased and on-sold by the government unlawfully or disingenuously.

“Hammond announced at a public meeting held on August 23, 1880, that the Government Commissioners of the Board of Waste Lands had readily "complied with the wishes of the residents to set aside a valuable site for a cemetery of ten acres and the remainder for recreation purposes."²⁶¹ A committee was to be established to oversee the development of the park and cemetery and a vote was held determining the location of the cemetery in the southern corner of the site. A Cemetery Committee and Trustees were elected at the same meeting, including Messrs Buddle, Hilditch, Wilson, Johnson and Hammond. A separate committee was elected to organise development of the park. Hammond described the importance of public reserves giving examples from ancient Greece and America as well as the parks around London.

A Gazette Notice in 1880 records that ten acres of land were to be permanently reserved for cemetery purposes under Section 145 of the Land Act 1877. The five Trustees responsible for maintenance and care of the Takapuna (Auckland) Public Cemetery were gazetted by the Governor of the Colony on 13 April 1881.

In December 1881 the first application for a grave was made by one of the Trustees, Mr John Johnstone, following the death of his child. At the next meeting of the Trustees Mr Hammond was requested to prepare a set of rules and a book and plan for the Cemetery. The Rules and Regulations were prepared setting out the size of graves, controls on enclosures and monuments and a list of charges for burial permission, digging graves and grave enclosures. A public meeting was held on January 15, 1884 to discuss raising money for fencing the cemetery.

²⁵⁹ AUP Schedule 3; SEA_T_8158

²⁶⁰ AUP Designation 4311

²⁶¹ Announcement by WF Hammond at a public meeting 23 August 1880

In 1909 a special meeting was held to determine the location of a main drive within the cemetery, lay out additional plots, and to alter the position of the main entrance gate. A man was to be employed to clear the grounds of small scrub and ti-tree, and to keep the place tidy.

In 1920 the Minister of Lands wrote to the Trustees of the Takapuna Public Cemetery to say that he had approved the vesting of the Cemetery in the Birkenhead Borough Council. The Trustees were to resign from their positions so that control could be formally vested in the Council. In 1928 1.4940 hectares of land held for recreation purposes was exchanged for the equivalent area of land held for cemetery purposes resulting in a realignment of the cemetery boundary.

*It continued to supply plots until 1974 when the Snapper Rock Cemetery was opened. Burials are still carried out occasionally in pre-purchased plots. The cemetery is now managed by Auckland Council as part of the Birkenhead Domain. A record of graves and inscriptions was prepared by the North Shore Group of the New Zealand Society of Genealogists in 1986.*²⁶²

Physical description

The Glenfield Road Public Cemetery is located at the corner of Glenfield Road and Eskdale Road in Birkenhead. It is managed as part of the Birkenhead Domain, a large area of native bush that is part of the wider Eskdale Reserve network.

The cemetery has three main sections - an extension to the Birkenhead Anglican Cemetery (at the western end of the cemetery), a more recent lawn section (in the central area), and an older public section (at the corner of Glenfield and Eskdale Roads). The sections are only notionally separated by a few plantings and natural features (such as gullies that extend from the neighbouring reserve and changes in topography) and are primarily made distinct due to the changes in style and type of grave markers. Many of the monuments illustrate the craftsmanship of several prominent monumental sculptors and masons, including Parkinson, Bouskill, Thomas and Harris. There are Returned and Services Association (**RSA**) graves sprinkled throughout the three sections, and many of these are additionally marked by white wooden crosses with knitted red poppies attached.

The cemetery slopes away from both Eskdale and Glenfield Roads and is partially concealed from the road through hedges along much of Eskdale Road and at the Eskdale/Glenfield intersection. Small pillars mark the entrances to the cemetery and are made of basalt on Eskdale Road and timber on Glenfield Road. The Glenfield Road boundary is partially delineated with a small wooden fence.

The main entry is from Eskdale Road and includes a roundabout which acts as an intersection to smaller roads leading to three areas of the cemetery. Ash plots are located around the central roundabout and in the kerbing along the paved accessways.

There is little vegetation around individual graves, though native trees from the reserve have self-introduced around the edges of the burial areas. No graves appear to have been subsumed into the trees. There are a few specimen palms located throughout the cemetery. Native bush from the adjacent reserve lines the gully that extends from Birkenhead Domain into the cemetery, serving as a demarcation between the older and newer public sections.

There is no defined boundary between the adjacent reserve and the cemetery, apart from along the western boundary, at the rear of the Anglican extension.

²⁶² Matthews and Matthews Architects, Ltd. (2000). Historical Summary: *Glenfield Cemetery, Birkenhead Domain, Item No. 24, Map 24*. North Shore Heritage Inventory.

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.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery²⁶³ has historical value for demonstrating representative aspects of history. The cemetery was established on land which had been purchased by the Colonial Government in 1841 as part of the Mahurangi Block Purchase. When the government identified sections of this block as “waste”, they were made available to European settler communities for projects such as parks and cemeteries. The subject site is an example of a community project that was supported under the “waste lands” scheme.

The place also has historical value for its association with the local figures who worked to establish the cemetery and adjacent reserve for the Birkenhead community. The Stokes Point Ratepayers Group, Cemetery Committee and Cemetery Trustees counted among their membership prominent locals such as architect WF Hammond, veteran Thomas Hilditch and solicitor Thomas Buddle.

The cemetery reflects important aspects of local settlement patterns, community structure and social conditions. Comprised of three sections, the cemetery demonstrates the development and growth and a social cross-section of Birkenhead from 1880 to 1974.

The place also demonstrates important links to the locality and its people. Through its monuments, the place conveys patterns of settlement, occupation and events, and demonstrates various ways in which people have memorialised the dead from the 1880s.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **considerable local** 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.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has social value for its symbolic, spiritual and commemorative values. A symbol of remembrance, reverence and respect, the place embodies important aspects of collective memory for individuals or groups who are associated with, or who are interested in, the local people who are buried there.

The place is also a marker that the local community identifies with and likely holds in high esteem. Public esteem is demonstrated through present and past community interest in maintaining the place, such as through public fundraising campaigns and hiring a groundskeeper. The place is now owned and managed by Auckland Council and forms part of a wider network of park and reserve land in this locality.

²⁶³ The name of this place is proposed to be amended through this review. The amended name will be used from this point forward.

The place also has special associations with both the Anglican Church, which obtained a section of the public cemetery after the Anglican cemetery on Glenfield Road was closed, and also with the RSA, which maintains a number of graves in this cemetery.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **considerable 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.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has been included in Schedule 14 primarily for its commemorative and symbolic heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua values relating to the cemetery.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery 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.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has knowledge value for its potential to educate the public about the history of the locality through study of its memorials and through interpretation. Monuments at the cemetery can provide important insights into local history. Whether communicated through their physical fabric (orientation, size, ornamentation) or by the engravings on their headstones/plaques, the monuments have the potential to enhance public understanding about the demography, social conditions, family histories, religious practices and events associated with the locality since 1880.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **moderate local** knowledge values.

Technology

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

The construction techniques and materials used to construct and maintain the monuments are commonly understood and are well documented through other places and sources.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **no** technology value.

Physical attributes

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

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has physical attributes value for its collection of monuments that generally date from the 1880s to the 1970s (although there are some newer and replacement markers). Comprising an array of types and styles, the monuments reflect changing fashions in funerary architecture. Many of the monuments illustrate the craftsmanship of

several prominent monumental sculptors and masons, including Parkinson, Bouskill, Thomas and Harris.

The Rules and Regulations established by the Cemetery Trustees in 1884 appear to have had a significant effect on the size, scale and placement of burials at the cemetery. Graves are organised in straight rows parallel to either Eskdale or Glenfield Roads, and more recent burials and ash plots have identical brass markers, patinated with Verdigris. Older graves have more variation in style but are regular in size and scale; there are no individual graves that stand out as being larger or more elaborate than any others.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **considerable local** physical attributes value.

Aesthetic

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

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has aesthetic value as a visually distinctive place that derives its aesthetic appeal from the relationship between its physical components and landscape features, which reinforce the quality of both. Located adjacent to the Birkenhead Domain, the setting includes native trees located both at the reserve and within the cemetery, around the edges of the burial areas and within the gully. Located at a high point in Birkenhead, the cemetery is afforded expansive views to the northwest, across the reserve and toward Highbury.

Through the age, patina and diversity of its monuments, the cemetery also has aesthetic value for invoking an emotional response for its evocative qualities as a place of nostalgia and remembrance.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **considerable local** aesthetic value.

Context

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

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has context value for its strong association with the adjacent Birkenhead Reserve, which was established at the same time and through the same “waste lands” grant.

The place has a strong association with the wider historical and cultural context of the locality. Occupying its original site since 1881, the place is of value as an important member of a group of inter-related heritage places that collectively contribute to Birkenhead’s character and sense of place.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has **moderate local** context value.

STATEMENT OF SIGNIFICANCE

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery is a 10-acre public cemetery located at the corner of Eskdale Road and Glenfield Road, established in 1881 and closed in 1974. The place has values for demonstrating representative aspects of history, including Crown land

purchases and the provision and use of land identified as “waste” for community projects such as establishing public cemeteries and parks. The cemetery is also associated with the local figures and groups who worked to establish the cemetery and adjacent reserve for the Birkenhead community, including the Stokes Point Ratepayers Group, the Anglican Church and the RSA.

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery has value for its symbolic, spiritual and commemorative values. A symbol of remembrance, reverence and respect, the place embodies important aspects of collective memory for individuals or groups who are associated with, or who are interested in, the local people who are buried there. Through the age, patina and diversity of its monuments, the cemetery also invokes an emotional response for its evocative qualities as a place of nostalgia and remembrance.

The place also has value for its collection of monuments that include types and styles that reflect changing fashions in funerary architecture. The Rules and Regulations established by the Cemetery Trustees in 1884 appear to have had a significant effect on the size, scale and placement of burials at the cemetery. Graves are generally organised in neat rows and have markers that are regular in size, scale and ornamentation.

The place derives significant appeal from the relationship between its physical components and landscape features, which reinforce the quality of both. Located adjacent to the Birkenhead Domain, the setting includes native trees as well as expansive views to the northwest, across the reserve and toward Highbury.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend name to “Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery” to reflect its historic name (Takapuna [Auckland] Public Cemetery) and its current name (Birkenhead-Glenfield Cemetery)
- Amend address
- Amend legal description
- Remove knowledge (D) and context (H) as heritage values
- Add aesthetic (g) as a heritage value
- Add “tick” for additional rules for archaeology

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---|--|---|-----------------|------------------|------------------------------------|------------------------|------------|---|---|
| 00909 | Glenfield Road Public Cemetery Takapuna (Auckland) Public Cemetery/Birkenhead-Glenfield Cemetery | Glenfield Cemetery, Corner Glenfield Road and Eskdale Road R 228 Eskdale Road, Birkenhead | Pt Allot 122 Parish of TAKAPUNA; Pt Allot 122 Parish of <u>TAKAPUNA</u> | A* B | Graves | A, B, D , F, <u>G</u> H | Refer to planning maps | | <u>Yes</u> | |

Planning maps

No changes proposed

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Peer Reviewer

Carolyn O'Neil, Heritage Consultant
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
11 May 2021

Appendix 1 – Additional Photographs



Figure 38: Old public section (near the corner of Glenfield and Eskdale) including treed gully (Auckland Council; 2020)



Figure 39: Modern lawn section (Auckland Council; 2020)



Figure 40: Ash plots around the central roundabout (Auckland Council; 2020)

ST JOHN THE BAPTIST CHURCH - ID 00910

49 Church Street, Northcote Point



Figure 41: St John the Baptist church and hall

INTRODUCTION

Purpose

This review assesses the heritage values of St John the Baptist Church in Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils²⁶⁴. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

²⁶⁴ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 6 October 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00910 |
| Place Name/and/or Description | St John the Baptist Church |
| Verified Location | 49 Church Street, Northcote Point |
| Verified Legal Description | Lot 51 Allot 31 Sec 2 Parish of TAKAPUNA |
| Category | A* |
| Primary feature | Church |
| Known Heritage Values | A, B, F, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 42: Historic Heritage Overlay extent of place (EOP) for ID 00910 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

St John the Baptist Church was originally scheduled in the North Shore City Council District Plan 2002 as a category A place and named St John the Baptist.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. An English Oak on the property is subject to the AUP Notable Trees Overlay.²⁶⁵ The place is identified in the Auckland Council Cultural Heritage Inventory as St John the Baptist Church (Anglican) (ID 3194).

History

In 1853, one acre of land was deeded to Anglican Archbishop G A Selwyn by Messrs. I R Cooper and John W Hall, as a site for an Anglican Church at Stokes Point (Northcote).²⁶⁶ On 24 June 1859, the feast day of St John the Baptist, the ground was consecrated by Bishop Selwyn. Contributions of the amount £144/11/9 to build the church and a two roomed vicarage came from the whole of the North Shore, as far north as Orewa.²⁶⁷ Fundraising events also contributed to the cost of the church.²⁶⁸

The Church was dedicated on 24 June 1860. Described as a typical rural Selwyn church, the new building was of timber construction with a shingled roof. Selwyn churches were named for George Selwyn, who was the Bishop of New Zealand from 1841 until 1869. Selwyn believed churches should be built in the Gothic Revival Style with cruciform floor plans and lancet windows, and his churches are recognisable for their particular style. Bishop Selwyn's ledger recorded that the church measured 30ft x 16ft and the parsonage 20ft x 12ft. Timber and shingles were supplied by Lorigan, Coleman and Cooper, joinery by Heron and bricks by Callan.²⁶⁹

The architect for the church under the direction of Selwyn was more than likely one of his team of designers, being Rev. Frederick Thatcher, Dr Purchas and Reader Wood.

In February 1882 a notice for tender was advertised for additions and alterations to the church.²⁷⁰ The architect was a well-known local, W F Hammond. The *New Zealand Herald* reported:

"Among other improvements about to be erected at Northcote, and indicating the progress of the district, the church of St. John the Baptist (Anglican) is about to be enlarged. It is a quaint little old-fashioned Gothic structure, some 27 years old built by a few resident settlers. It is 30 x 16 with porch. The architect of the period was evidently not in favour of a lofty, well ventilated apartment, as the stud is only 7 feet in height. Near it is a cottage fast going to decay, in which formerly resided the late Rev. Mr. Haywood. Owing to the growth of population at Northcote it has been determined to add a transept and chancel to the old church of loftier proportions than the original erection, and which will accommodate twice the number of people. The whole amount required to defray the cost, within £40, has been obtained, and the committee met on Tuesday and accepted the tender of Mr. Johnston, contractor, who recently built the district Wesleyan Church. The plans were prepared by Mr. W.F. Hammond, architect, who gave his services gratuitously. Steps are also being taken to secure the adjoining property, on which is a residence

²⁶⁵ AUP Schedule 10 – ID 1084

²⁶⁶ *A History of the Parish of St. John The Baptist, Northcote*

²⁶⁷ *Ibid*

²⁶⁸ *New Zealander*, 21 April 1860

²⁷⁰ *New Zealand Herald*, 10 February 1882

*suitable for a Parsonage, and which would also provide a handsome site for the future church, thus making the present building available for Sunday school purposes."*²⁷¹

Funds were raised for alterations to be made for the church, by holding events including a harvest festival²⁷² and a concert.²⁷³

The alterations were undertaken by Mr John C Taylor and Mr Charles Johnston and the expanded church was officially opened on 31 May 1882 by the Bishop of Auckland, William Cowie.²⁷⁴ A new vicarage, also designed by W F Hammond, was constructed three years later.²⁷⁵ The house was located at 43 Church Street²⁷⁶, and still exists today.



Figure 43. An early image of St John the Baptist Church, following the 1882 addition of the transepts. (date unknown) (Auckland Museum PH-NEG-C3074).

In 1906, the *Church Gazette* recorded the desire to build a parish hall.²⁷⁷ Notable architect, and North Shore resident, Edward Bartley, tendered for the construction of the hall.²⁷⁸ The hall, built by Mr Langsford, was officially opened on 9 April 1907 by Bishop Averill.

The *Auckland Star* reported that:

"The Vicar of St. John the Baptist Church, at Northcote (Rev. A.F. Smith), presided over a very large attendance of parishioners and friends last evening, the occasion being a social to celebrate the opening of the new hall, which is a handsome building measuring 65 x 30ft, and capable of seating close on 300 people. The cost of the building is

²⁷¹ *New Zealand Herald*, 16 February 1882

²⁷² *New Zealand Herald*, 23 February 1882

²⁷³ *New Zealand Herald*, 27 March 1882

²⁷⁴ *Auckland Star*, 2 June 1882

²⁷⁵ *Auckland Star*, 4 March 1885

²⁷⁶ AUP Schedule 14.1 – ID 2675

²⁷⁷ *Church Gazette*, June 1906

²⁷⁸ *New Zealand Herald*, 3 December 1906

*estimated at £400, of which £300 has been borrowed from the Anglican Trust Board at 5%. The sum of £95 was raised for the Hall by the recent bazar held in the Gladstone Hall. The ladies of the Guild also collected £10 by means of penny subscriptions."*²⁷⁹

The parish hall became the new centre of activity, being used for Sunday school, entertainment, meetings and lectures.

By 1910, the church needed repair and with a growing congregation needed further expansion. There was some talk of demolishing the church and rebuilding a new one.²⁸⁰ However, in 1913, Architect W H Glover was commissioned to make changes to the church.²⁸¹ The outcome was that two aisles were built on either side of the nave and the transepts were lengthened in both directions. The roof was also raised in the nave to meet the roofline of the transepts and a new bell tower was added.²⁸² A schoolroom was also added to the site. The cost of the alterations was £550.²⁸³ The builder was Frank Robertson. The church was reopened and dedicated on St John the Baptist Day, 20 June 1913, by Archdeacon Calder.²⁸⁴



Figure 44. The church following the changes made with the new bell tower c1920s (Auckland Libraries Heritage Collections B0382).

In the first few years following World War I (**WWI**), memorial services to remember those who had lost their lives in the war were held on ANZAC Day. In the 1920s, a memorial window was installed on the eastern wall of the chancel to commemorate those who died.

²⁷⁹ *Auckland Star*, 10 April 1907

²⁸⁰ *Church Gazette*, July 1950.

²⁸¹ *New Zealand Herald*, 14 February 1913

²⁸² <http://stjohnsanglican.org.nz/history/>

²⁸³ *New Zealand Herald*, 15 June 1913

²⁸⁴ *Ibid*

In 1923, there were additions to the parish hall to the value of £275 by the builder Walter C Smith. In 1927, the 1885 vicarage and the adjoining property were sold as they could not be maintained on account of its age and condition.

A new vicarage was built adjacent to the church, on what is now 47 Church Street²⁸⁵ at a cost of £1,100 in 1929 by local contractors, Hall and Broady. The architect was Edward G Le Petit.

On 24 June 1934, the church celebrated its 75th anniversary with the Bishop of Auckland, Alfred Averill, and the Mayor of Northcote, Robert Martin, present.²⁸⁶

Substantial alterations took place in 1975 to expand the church. Lean-to additions were made around the church, and it was reclad in board and batten. New joinery was added to the extended areas. New gable ends were filled with glazing. The architecture firm was Patterson, Lewis and Sutcliffe.²⁸⁷ The construction was undertaken by M F Astley Ltd. In 1976, a new pipe organ was installed, and on 24 June 1976, the church was rededicated. The total cost of works including \$12,000 for the organ and \$13,000 for the carparking, was nearly \$85,000.



Figure 45 (left) The church after the changes made in 1975 (c1977) adding wings to the nave and larger transepts, new joinery and a board and batten finish. (Auckland Museum, PH-RES-4582). and **Figure 46** (right) The northern wall of the church following expansion in 1975 and with new board and batten walls and new joinery, along with glazing added to the gable ends. (Auckland Museum, PH-RES-4580).

In 1989 major alterations took place providing a link between the Church and the parish hall. The design was undertaken by architect Kelvin Grant. The redeveloped complex was officially opened on February 10, 1990.

Physical description

St John the Baptist Church is now part of a larger complex which includes the original 1860 church building and the 1907 hall.

The church

As outlined in the historic summary above, changes made to the 1860 Selwyn church completely altered the look of the church creating a contemporary complex, with it enclosed within later additions. The western wall of the church with the entry porch was removed and a new large

²⁸⁵ The vicarage is located on a separate title and is not scheduled.

²⁸⁶ *New Zealand Herald*, 25 June 1934

²⁸⁷ Note: Architect Daniel B Patterson died in 1962 but the firm Patterson, Lewis and Sutcliffe continued to operate after his death

contemporary narthex was added at the front of the church with a glazed gable end and a half-gabled entrance porch. From the narthex a corridor was added on the northern side off which a series of rooms are located. On the western side of the corridor is a small kitchen, and two offices. On the eastern side is an outdoor courtyard created between the nave of the church and an added lounge/conference room. The corridor then turns west with another kitchen and ablution blocks on the northern side before connecting with the 1907 hall.

Hall

The 1907 weatherboard hall, located northwest of the church, is more intact than the church. The hall has retained its rectangular form with a small entry porch at the front. It is simply embellished with a diagonal tongue and groove gable end and curved barge boards. An addition of a verandah along the southern side of the hall has been a more recent addition. Some of the double-hung sash windows have been replaced with later joinery of the same type.

On the site there is one notable tree, an English Oak,²⁸⁸ situated on the front of the site. A garage is located on part of the site on the southern side of the church (it is built across the boundary between 47 and 49 Church Street).

Interiors

Church

As in most churches, the interior roof structure is exposed. Central to the nave is the early narrow steeply gabled roof structure with a row of A-frame trusses. Dark-stained sarking rests on stained timber posts like a separate canopy to the remaining roof structure, stopping at the transepts where a higher cross gable expands across the north south axis. At the eastern end of the church, another highly pitched gable frames the area of the chancel. The eastern wall of the chancel is plastered, while other walls of the church are lined in horizontal tongue and groove boards.

A large triple lancet stained-glass window on the eastern wall of the chancel is dedicated to those who lost their lives in WWI. Other stained-glass windows have been added much later and have been dedicated by various parishioners over time. Moulded timber panelling around the organ chamber accentuates the impressive organ pipes.

Hall

Like the church, the roof structure is exposed with large dark stained A-frame timber trusses. Steel ties have been added. Horizontal tongue and groove boards line the walls and have been painted along with the original high skirting boards. Original Kauri timber tongue and groove floorboards are exposed. Panelled double doors provide entry from the porch on the street side.

William Francis Hammond (1830-1907)

Architect and surveyor, W F Hammond, was a local Birkenhead resident, who surveyed the whole of the Birkenhead and Northcote district. He was responsible for the design of many subdivisions and estate plans in the area. Born in London, he set up his practice in Auckland when he arrived in 1871. His work involved commercial buildings, churches, schools, hotels and a large number of residences. His sons Horace and Frank joined him in his practice.

²⁸⁸ AUP Notable Trees Schedule ID 1084

In 1879 he moved from Ponsonby to Birkenhead, building a house he called *Ravenhill*. In 1880, he became Chairman of the Road Board and extended the Main Road down to Birkenhead Point, later negotiating with the Harbour Board to build the first Birkenhead Wharf in 1882. He also prepared plans for the Birkenhead cemetery and designed the first Methodist church at Zion Hill²⁸⁹.

Hammond was an associate of the Royal Institute of British Architects and also for a time the President of the New Zealand Institute of Architects, elected in 1885. He was also a founding member of the New Zealand Institute of Surveyors. He was a member of the Masonic fraternity and involved in the local Anglican All Saints church.

William Henry Glover

Architect William Henry Glover was a Northcote resident who designed a number of residential, commercial and church buildings in Northcote and Auckland Central in the 1910s and 1920s. He was also a Northcote Borough Council member. In 1924, he partnered with John Farrell (an architect to the Auckland Education Board) to form J. Farrell and Son and Glover. Glover's works include the Northcote Borough Council Chambers (former) (1912)²⁹⁰, All Saints Church, Birkenhead in 1913²⁹¹, the Gypren Hannah building in Albert Street Auckland (1914)²⁹², and the Presbyterian church in Hinemoa Street, Birkenhead (1914).

Edward Bartley (1839-1919)

Born on the island of Jersey in the Channel Islands, Bartley was schooled in building and architecture by his father, who was also an architect. He emigrated to New Zealand in 1854, at first working in the building trade, but eventually practising as an architect. He was at one time vice-president of the Auckland Institute of Architects and was the Diocesan Architect for the Church of England. Prolific in his work as an architect, Bartley had a huge portfolio of well-known Auckland buildings to his credit, a great majority of which were ecclesiastical buildings. His most notable work includes the Auckland Savings Bank (former) (1884)²⁹³, St John's Church Ponsonby (1881)²⁹⁴, the Jewish synagogue (former) in Princes Street (1884-85)²⁹⁵, the Holy Trinity church in Devonport (1884)²⁹⁶, the Jubilee Building Royal Institute for the Blind (1892)²⁹⁷ and the Mercury Theatre (1910)²⁹⁸.

SIGNIFICANCE CRITERIA

Historical

²⁸⁹ AUP Schedule 14.1 ID 00902

²⁹⁰ AUP Schedule 14.1 ID 01030

²⁹¹ AUP Schedule 14.1 ID 00901

²⁹² AUP Schedule 14.1 ID 02785

²⁹³ AUP Schedule 14.1 ID 02039

²⁹⁴ AUP Schedule 14.1 ID 01808

²⁹⁵ AUP Schedule 14.1 ID 02007

²⁹⁶ AUP Schedule 14.1 ID 01099

²⁹⁷ AUP Schedule 14.1 ID 01794

²⁹⁸ AUP Schedule 14.1 ID 01986

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 place has historical value for its early association with Bishop Selwyn who consecrated the ground the church was built on in 1859. Completed and dedicated in 1860, the church established the Parish of Northcote, and is the only surviving Selwyn church remaining on the North Shore.

Associated with the Northcote Anglican congregation since the time of dedication, the church has served the community and forms an important part of the locality's religious history, representing the presence and influence of the Anglican faith at a local level since 1860.

Becoming the centre of church activity, the 1907 hall has retained its original use as a place for entertainment, meetings and lectures, contributing to the historical importance of the place.

The place is associated with the ministers and church officials, such as the Rev. E H Heywood, who was the Minister in Charge for the first seven years, administering the church from the Holy Trinity in Devonport, and the Bishop of Auckland, William Cowie, who officially opened the church following the first alterations in 1882. These people played an important role in the development of the Anglican faith in the locality and region. The place has further connections with North Shore parishioners, whose families were largely responsible for the Church's establishment and assisted with the ongoing development of the church by fundraising and donating time and money, as well as dedicating commemorative stained-glass windows.

St John the Baptist church and hall has **considerable local** 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 church has considerable local social, spiritual and commemorative values, as it continues to be an important place of worship for the Northcote Anglican community. The church reflects the religious needs and aspirations of the local community demonstrating the spiritual beliefs and affiliations of local families from the mid-19th century to the present day.

The place has symbolic value as a marker readily identified by the local community and is held in high public esteem, such that it has been well maintained over the years. The church has commemorative value with a number of stained-glass windows donated by parishioners in memory of their fellow members of the congregation. The window on the eastern wall of the chancel commemorates those lost in WWI. The church was also used to hold services on ANZAC Day in the years following WWI.

The parish hall has a longstanding association with the community in its continual use by the community for various purposes and plays an important role in defining community identity through its ongoing use as a public venue.

St John the Baptist church and hall has **considerable 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.

St John the Baptist Church and hall has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the church and hall.

St John the Baptist Church and hall 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.

Like many ecclesiastical buildings, St John the Baptist Church and hall has the potential to provide evidence or enhance public understanding and appreciation of the cultural and religious history of Northcote. However, the church and hall are typical of their building typology and are unlikely to yield substantial information not already available from other places or sources.

St John the Baptist church and hall has **little local** knowledge value.

Technology

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

The place has no known association with a creative or technical accomplishment, innovation or achievement.

St John the Baptist church and hall has **no** technology value.

Physical attributes

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

Constructed in 1860, the church has undergone substantial alteration since it first opened. Originally designed and built in the Selwyn Gothic Revival style as a small country church, the place has since evolved into a complex of buildings with the original church incorporated into this development.

Although the church has been substantially altered, it has physical attributes value through its association with a number of notable architects at each stage of its transition. As an early Selwyn church, the place is associated with the work of one of Selwyn's three architects, Dr Arthur Purchas, Rev. Frederick Thatcher or Reader Wood, who together with Selwyn devised the renowned Selwyn style which dictated the form of the earliest Anglican churches in New Zealand. However, the place no longer resembles the Selwyn church style and there are better examples of this type throughout New Zealand.

The church is significant for its association with notable architect and surveyor William Francis Hammond, who was responsible for the first alterations made to the church in 1882. The church is also significant for its association with notable architect William Henry Glover, who undertook the design for the 1913 remodel, when the current bell tower was created.

The most intact building in the complex is the parish hall, built in 1907. As part of the complex, the hall has considerable local physical attributes value for being the work of distinguished Auckland architect, Edward Bartley. The hall is a very good example of its type from this era, with few alterations to detract from the legibility of its original form.

St John the Baptist church and hall has overall **moderate local** physical attributes value.

Aesthetic

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

St John the Baptist Church has aesthetic value as a local landmark. The bell tower is aesthetically distinctive and expresses the Gothic Revival style of the church prior to its 1975 and 1989 modifications. The visual appeal of the 1907 parish hall, prominently situated at the front of the property, expresses the earlier roots of the church which have been incorporated into a more modern form of church architecture. The hall looks particularly picturesque, situated behind the large oak tree on the northwestern corner of the site.

The interior of the church contributes to the aesthetic appeal of the place with the early exposed roof structure in the nave and the chancel and the striking stained-glass windows, particularly the window on the eastern wall of the chancel.

St John the Baptist church and hall 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.

St John the Baptist Church has considerable local context value, forming an early and ongoing part of the historical and cultural development of Northcote.

In a wider context, the church is one of group of mid-19th century Selwyn churches that survive throughout the Auckland region and beyond. It is also part of a group of early Anglican churches that were established on the North Shore in the mid-19th to early 20th century.

In a smaller setting, the church, the hall the current and the former vicarage form a small enclave of buildings relating to the Anglican church in Northcote.

St John the Baptist church and hall has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

St John the Baptist Church and hall is an Anglican Church in Northcote Point which forms part of a complex of buildings including the church, parish hall and the current and former vicarage. The place has considerable local historical value as the first Anglican church in Northcote, establishing the Parish of Northcote, and for its association with the Anglican Bishop of New Zealand, George Selwyn.

Serving the parish for 160 years, the St John the Baptist Church and hall is associated with the early and ongoing social and cultural development of the township. The place has considerable social, spiritual and commemorative value as an important place of worship and fellowship for the local Anglican community. The place also has a wider relationship with other Selwyn churches that were built in the mid-19th century throughout the Auckland region and within New Zealand. It also is associated with a group of Anglican churches that sprung up on the North Shore as new parishes were declared to meet the needs of the growing population. There is also contextual value in the small precinct of buildings on or close to the site of the church which include the parish hall and the former vicarage.

The church has value in its association with notable Auckland architects William Hammond and William Glover. More recent changes have concealed the early nature of the church, however, there are some aspects, such as the 1913 bell tower that reveal an earlier history. The parish hall is significant in its association with well-known and prolific Auckland architect, Edward Bartley, and remains a symbol of the older qualities of what is now a more modern complex.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

St John the Baptist Church meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Known heritage values - the review above has identified the values as (a) historical, (b) social, and (h) context
- Place Name – St John the Baptist Church and Hall
- Amend Primary Feature to identify both the church and hall
- Identifying the additions that took place from 1975, being when substantial works were undertaken, and the garage as Exclusions.
- Change EOP to exclude the car park at the rear which has little contribution to the heritage of the place.
- Consider reviewing the vicarage at 47 Church Street to determine whether it should form part of the place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|-----------------------------------|--|----------------|---------------------|-----------------|------------------------|---|---|---|
| 00910 | St John the Baptist Church <u>and hall</u> | 49 Church Street, Northcote Point | Lot 51 Allot 31 Sec 2 Parish of TAKAPUNA | A B | Church; <u>hall</u> | A,B,F,H | Refer to planning maps | <u>Post-1975 additions; garage; interior of buildings, except interior of church and hall</u> | | |

Planning maps



Figure 47. Proposed EOP excluding the car park (recommended EOP is area within the red line) (Auckland Council GeoMaps).

Evaluator

Megan Walker, Specialist Historic Heritage
November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
8 December 2020

St Peter's Rural Training School for Maori Boys (former)/Hato Petera College/Administration building, and school buildings complex – ID 00912
103 College Road, Northcote



Figure 48: St Peter's Rural Training School for Maori Boys (former)/Hato Petera College/Administration building, and school buildings complex (Auckland Council 5 October 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of St Peter's Rural Training School for Maori Boys (former)/Hato Petera College/Administration building, and school buildings complex in Northcote to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.²⁹⁹ Category A* is effectively a holding pattern for some of the region’s most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values. Schedule 14.1 identifies that the place is of Māori interest or significance and that it has heritage value under criterion (c) Mana Whenua. At this stage, the review does not include an assessment of the importance of the place to Mana Whenua. The views of Mana Whenua will be sought to determine the importance of the place to Mana Whenua and this review will be updated accordingly. This review does not include a structural evaluation or condition report.

Site visits were conducted on 5 October 2020 and 17 March 2021.

SCHEDULING INFORMATION

| | |
|---|--|
| Schedule ID | 00912 |
| Place Name/and/or Description | St Peter's Rural Training School for Maori Boys (former)/Hato Petera College/Administration building, and school buildings complex |
| Verified Location | 103 College Road, Northcote |
| Verified Legal Description | Lot 2 DP 134763 |
| Category | A* |
| Primary feature | Hato Petera School buildings complex |
| Known Heritage Values | A,B,C,F,G,H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | Yes |

²⁹⁹ AUP, D17.1 Background

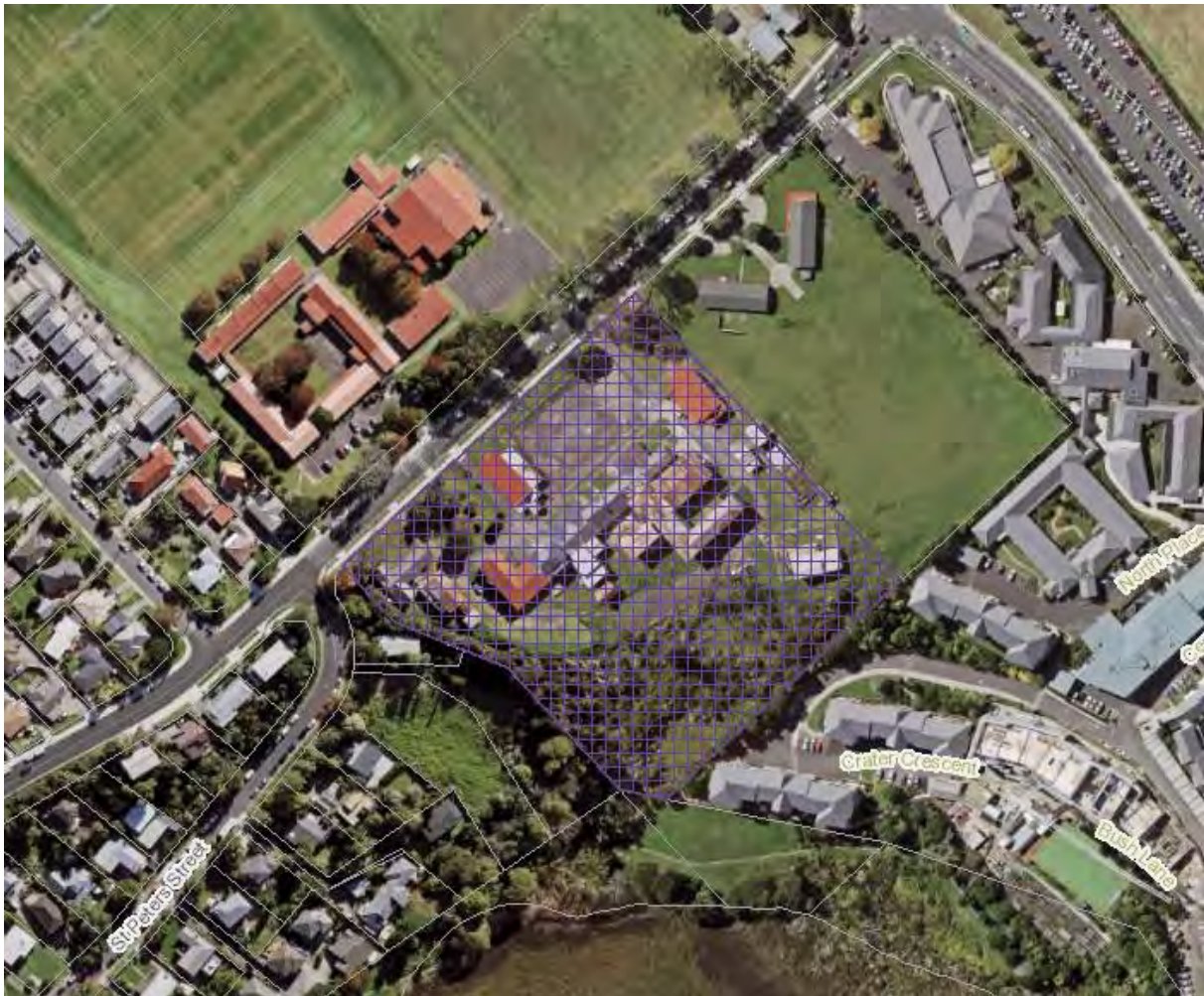


Figure 49: Historic Heritage Overlay Extent of Place (EOP) for ID 00912 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The St Peter's Rural Training School for Maori Boys (former)/Hato Petera College/Administration building, and school buildings complex was originally scheduled in the North Shore City Council District Plan 2002 as a category A place and was called 'Hato Petera House/ Administration'. There are three Eucalyptus trees recorded as Notable Trees within the place³⁰⁰. The place is subject to the Outstanding Natural Features overlay on the southern side of the college grounds which includes the lagoon³⁰¹. The place is also subject to the Significant Ecological Areas overlay³⁰² and has a Designation for Defence purposes³⁰³.

The place was included in the AUP as a category A* place. The place is identified in the Auckland Council Cultural Heritage Inventory as Hato Petera House | Hato Petera House/Administration Complex and School Building/s Complex (ID 3199) and Hato Petera School Building |Hato Petera House/Administration Complex and School Building/s Complex (ID 12964).

³⁰⁰ AUP Schedule 10: ID 1103

³⁰¹ AUP Schedule 6: ID 203 Tank Farm volcano

³⁰² AUP Schedule 3: ID SEA_T_8285

³⁰³ AUP Designation: ID 4311

History

In 1848, the Catholic Church, with Government assistance, purchased 40 acres of land from the Crown in what is now Northcote. An additional Crown Grant of 376 acres, 2 roods and 2 perches of adjacent Crown land was granted to the Church on 19 August 1850, *'for the education of children of our subjects of both races and of children of other poor and destitute persons (by setting) apart certain pieces or parcels of land in the immediate neighbourhood thereof and for the use and towards the support and maintenance of the same'*.³⁰⁴ The land was known as the Roman Catholic Endowment Block and included the land at 103 College Road. However, the part of the site which included 103 College Road was left undeveloped for decades.

In 1883, the Bishop of Auckland, Edmund Luck, wrote to Canon Benoit, who was Rector of Mill Hill College in London, regarding the need to establish a Māori Mission on the North Shore of Auckland.³⁰⁵ By 1884 there was a draft agreement between the Bishop Luck and the Mill Hill Fathers entrusting the Roman Catholic Māori Mission in Auckland and regions beyond administered by the Bishop to the Mill Hill Fathers.³⁰⁶ The agreement included the setting up of an Industrial School for Māori boys at Takapuna, with the school also acting as a central house for the Māori Mission in the region.³⁰⁷ The agreement was never ratified, but in December 1886, two Mill Hill Fathers arrived in Auckland.³⁰⁸

The Mill Hill missionaries, officially known as the St Joseph's Missionary Society of Mill Hill, were established in Mill Hill, London, England in 1866. They were formed as a society of priests and brothers devoted to missionary work all over the world. Biographical notes on Bishop Luck suggest the success of the Mill Hill Fathers who, following their arrival in New Zealand, quickly built-up a following from the Bay of Plenty to Hokianga, was probably Luck's greatest achievement during his leadership.³⁰⁹

In January 1884, the Roman Catholic Endowment Block was advertised for lease at auction for a term of 42 years.³¹⁰ The place was purchased as a 42-year leasehold property by a Mr Johnston in 1896. The first substantial building to be constructed on the property was a grand two-storey villa. It is not known when the villa was built on the property, but records indicate it was possibly around 1905-1906. A house appears on the Northcote Borough Valuation Roll in 1906, described as a new weatherboard dwelling with an iron roof plus a barn and a workshop.³¹¹ The 1910/11 Northcote Borough Rates Book indicates a house, a cottage and shed were on the property.³¹² While the information above indicates the house was relatively new in 1906, there are architectural features that indicate it may have been constructed earlier.

The house was leased out to a variety of families over time. Records of its occupancy are vague and there is no known documented information on its inhabitants until 1913. In the early months of 1913, it appears the house was unoccupied. Following a fire in May 1913, which completely destroyed the nearby Roman Catholic Orphanage for Girls, the house was used to accommodate half of the girls. By

³⁰⁴ Crown Grant of 19 August 1850, lands and Deeds records-LINZ

³⁰⁵ *Mill Hill & Maori Mission*, Tuerlings, W., 1931

³⁰⁶ *Ibid*

³⁰⁷ *Ibid*

³⁰⁸ *Ibid*

³⁰⁹ <https://teara.govt.nz/en/biographies/2119/luck-john-edmund> accessed 19 April 2021.

³¹⁰ *NZ Herald*, 16 January 1884

³¹¹ Lot 68 of Section 32 upon which the Priests' House now sits, noted: "Roll no.412 Roman Catholic School Endowment, Occupier, for Bishop Lennihan, Auckland. Area 4 acres 33 perches. Unimproved value £70. Improvements: £750. Description: Dwelling xl WIRN. Age: N. Barn & W Shop x2 (Buildings)." 'N' in the context of later entries is an abbreviation for 'New' together with 'WIRN' an abbreviation for 'Wood & Iron' materials.

³¹² Roman Catholic Land records: "(Lot) 68, Section 32.

the end of 1913, the house was leased to Andrew Millar and his family. Millar was the owner of the Northcote horse buses. Horses were grazed in the surrounding paddocks and the barn on the property was used as a stable. Around 1915, Millar sold the business and the Maire family moved in. Elizabeth Maire, who lived in the house as a child, recalled a cottage in which a gardener by the name of Murtagh lived.³¹³ Around 1916, the Whitbread family moved in and lived there for approximately two years. It is not known what the house was used for after that time and it appears to have been unoccupied for many years. On 21 January 1926 the property was leased to a Mr Adams who surrendered it on 31 August 1927.

In 1926, the earlier 1884 agreement to build a Māori boy's school on the North Shore was finally considered. The Superior of the Mill Hill Fathers in New Zealand, Dean Van Dijk, discussed a plan to build a school for catechists with the Bishop of Auckland, Henry Cleary. Bishop Cleary, who was immensely in favour of the school, had taken it upon himself to learn te reo Maori and was known to have an interest in helping disadvantaged children.³¹⁴ He offered 32 acres of the Roman Catholic Endowment Block in Northcote for the school. The area offered extended from College Road to Shoal Bay.

The villa on the site was suggested as being suitable for the priest's house. The villa was renovated as part of the contract for building the new school. Joseph Osborne Owen, of the architecture firm Owen and Morgan designed the school building which consisted of a chapel, sanctuary, reception hall, classroom, recreation room, dining room, scullery, laundry, kitchen, washroom, shower room and dormitory. The barn on the property was converted into a carpenter's shop.

The cost was reported as being upwards of £6000.³¹⁵ Bishop Cleary contributed £4,000 of diocesan funds and a contribution of £2,000 came from the Māori Purposes Board.³¹⁶ The builder was G Edwards.³¹⁷ The school buildings provided accommodation for three tutors and 25 students.³¹⁸ The school was described as having every modern convenience including *'hot and cold water services, electric light, electric cooking ranges, automatic dish washer, a gymnasium and similar recreation rooms, and a chapel.'*³¹⁹

The school, named St Peter's Rural Training School, was officially opened on 3 June 1928 as a training school for Māori boys who had passed Standard 6 or had reached school leaving age, which at that time was 12 or 13 years. The school would also train some of the boys in the Catholic Doctrine, so that they would be able to, in time, give religious instruction to their communities.³²⁰ The school was to support itself from its farm as no fees were charged.³²¹ The opening ceremony was led by Bishop Cleary and attended by the Prime Minister, the Right Honourable J G Coates, Mrs Coates, along with the

³¹³ NSCC records

³¹⁴ Tuerlings, W, *Mill Hill and Maori mission*, p51; <https://www.nzherald.co.nz/nz/bishops-courage-under-fire-in-france/UZ4VXJCJEX62IROW7Y24ZF7KK4/>; accessed 19 April 2021; <https://teara.govt.nz/en/biographies/3c22/cleary-henry-william> accessed 19 April 2021

³¹⁵ *Auckland Star*, 2 June 1928

³¹⁶ *Auckland Star*, 4 June 1928

³¹⁷ *Auckland Star*, 4 June 1928

³¹⁸ *Auckland Star*, 4 June 1928

³¹⁹ *Auckland Star*, 4 June 1928

³²⁰ *Auckland Star*, 2 June 1928

³²¹ *Ibid*

Mayors of Northcote and Takapuna.³²² There were thirteen students enrolled when the school opened.³²³

By 1929, the school was in the charge of Father Martin Alink (Dean Alink). He administered the school until the end of 1930 and then returned in 1933 to take charge until 1960. In 1934 he was appointed the Superior of the Mill Hill Mission in New Zealand and he was instrumental in St Peter's Rural Training School becoming a secondary school in 1946.

By the 1940s, the school leaving age had been increased to 15 years and it was apparent there was a need to fill a wider educational role for Māori youth. Consideration was given to turning St Peter's Rural Training School into a full curriculum secondary school. This would require the abandonment of training catechists. The training of catechists had not been a success.³²⁴ In 1944 the decision was made for the school to become a registered Secondary School, utilising land on the northern side of College Road (now known as 120 College Road) for classrooms. The school was renamed St Peter's Maori College. The Marist Brothers agreed to provide the teaching staff for the college, which was expected to accommodate between 50 and 60 boys.

Works were required for the school to accommodate the extra pupils, including new classrooms, alterations and additions to existing buildings which included the separation of the sanctuary to enlarge the chapel, a new study room adjacent to the villa and second storey additions to the dormitory. George E Tole was the architect for additions and alterations. The villa was re-piled, and its chimneys removed. The land on the opposite side of College Road was utilised for new classrooms and a teacher's residence. The cost of the work was close to £20,000, with the Government contributing £2,500. Other contributions came from the Bishop and the Mill Hill Fathers, with parishes from all over New Zealand raising funds for the college.

St Peter's Maori College was officially opened on 3 March 1946. A number of officials attended the opening, including the Minister of Education, Henry Mason, the Roman Catholic Bishop of Auckland, James Liston, and other church dignitaries from all over New Zealand.

In September 1951, former St Peter's Maori College student, Gregory Henare, became the first Māori Marist Brother in New Zealand, taking on the name of Brother Ronald.³²⁵

In 1952, as the number of students increased at the college, there was a need to expand the facilities and a new kitchen block was built, the old dining room was enlarged to become a study room and the old study room became the dining room.

In 1955, a recreation hall was built. The chief of the Tuwharetoa tribe from Waihi, Hepi Te Huehue, performed the opening and Bishop Liston blessed the hall.

In 1956 a new chapel was built in front of the school. The architect was Nyall Coleman.³²⁶

A new block was added to the dormitory in 1957. The drawings are signed off by builder L H Sigglekow, indicating he designed the extension. In 1967 new accommodation for staff was added to the western side of the villa. Both of these extensions were also designed by builders.

³²² *Auckland Star*, 4 June 1928

³²³ *Golden Jubilee*

³²⁴ *Mill Hill and Maori Mission*, Peter Tuerlings

³²⁵ *Te Waka o Petera*

³²⁶ NZ Index Cards, Sheppard Collection, Architecture Library, University of Auckland

By the end of 1969, with a lack of manpower to run the college, the Mill Hill Fathers withdrew from the school, leaving the administration in the hands of the Marist Brothers

A completely new dormitory section designed by architecture firm Rigby Mullan was added in 1970 to accommodate an increase in the number of students who boarded at the college. A small addition was made to the eastern side of the chapel in 1971.

In 1972, the college name was changed to Hato Petera³²⁷ College. The barn was demolished in the same year. The 1945 teacher's residence across the road at 120 College Road was relocated to the western side of 103 College Road, close to the villa. In 1981, architect James Hackshaw designed a new dormitory kitchen.³²⁸

In 1982 the Catholic Bishop of Auckland signed an Integration Agreement with the Minister of Education, and the college entered the State education system.

In 1984, Toby Curtis, the first Māori Principal, was appointed to the college, bringing with him a deep understanding of Māoritanga to the school. Toby Curtis was later knighted for his services to Māori education. One of his early actions was to establish a whareniui (meeting house). In 1987 the recreation hall was adapted to become the whareniui and given the name of Te Kāmaka, meaning 'the rock'. St Peter, Hato Petera, was known as "the rock" and the whareniui's name is based on the scripture where Jesus told Peter '*you shall be the rock on which I shall build my church*'. The whareniui was officially opened on 3 June 1987 by prominent advocate for Māori, James Clendon Tau Henare.³²⁹

Hato Petera College began to place more emphasis on te reo and tikanga; these elements were incorporated with the Roman Catholic beliefs taught by the Marist Brothers and the spirituality of their founder Hato Maherino (St Marcellin Champagnat). The school also embraced the ceremonies and observances of patron saints, Hato Petera and Hato Hohepa (St Joseph), the patron saint of the Mill Fathers. Dr Lance O'Sullivan, a noted medical doctor and public health advocate and a former pupil of Hato Petera College, placed a lot of importance on the school teaching te reo and tikanga for turning his life around from school drop-out to school dux and the success that followed.³³⁰

Hato Petera College remained a boy's college until 1994-1995 when girls were also admitted. In the 1990s the school roll began to drop and, by 2016, only numbered 35. In 2017, the boarding facilities were closed, and by 2018 there was only one pupil. The school was closed on 31 August 2018.³³¹

A number of well-known New Zealanders were educated at Hato Petera, including notable New Zealand artist, Ralph Hotere; former New Zealander of the year, Dr Lance O'Sullivan; All Black, Walter Little; New Zealand academic, activist and writer, Ranginui Walker; and New Zealand's first Māori Catholic priest, Wiremu Te Awhitu.

Physical Description³³²

There are a number of buildings and structures on 103 College Road that make up Hato Petera College. The figure below shows an aerial view of the place, with each building numbered. The physical

³²⁷ Hato Petera is Maori for St Peter.

³²⁸ In 1984, Hackshaw designed a large number of additions to the school located across the road from the original school. These included the library, audio visual room, administration, arts and crafts classroom and the pottery kiln shed additions.

³²⁹ *Te Waka o Petera*

³³⁰ *New Zealand Herald, How Lance O'Sullivan turned his life around*, 27 June 2015

³³¹ Radio New Zealand news 31 August 2018

³³² For each building there is a number to match the legend matching the map of the school.

description below includes a number next to each heading, which corresponds to the number on the figure below.



Figure 50: Aerial with buildings numbered matching descriptions below. (Auckland Council GeoMaps)

Villa (5)

This building is a two-storey weatherboard villa with a hipped roof and a gabled bay. The gable end is finished with fish-scale shingles and Gothic tracery features appear near the apex. A faceted window bay features on the ground floor of the bay, which appears more typical of a much earlier Victorian villa, leading to uncertainty on the date the house was first constructed. The ground floor verandah on the front of the building and two-level verandah on the western side of the villa have been removed and later buildings are now attached to the villa.

1928 School and Dormitory (8 and 12)

Designed in an Interwar Institutional style with Classical elements, the 1928 schoolrooms are attached to the eastern side of the villa. Of timber construction, using shiplap weatherboards, the building is finished with a series of gables and multipaned, double-hung sash windows. The entry has a gabled portico supported on square columns. A cross sits on the apex of the gable and a louvred cupola with a copper roof is positioned on the gable behind the portico. The paneled entry door is decorated with paintings depicting saints and the word 'Tūmanako' (meaning hope) is painted in a panel above the top light. The top light depicts Jesus Christ along with a Māori waka.

The dormitory is attached to the southeastern side of the 1928 schoolrooms and follows the same style. Originally single-storeyed to match the school, the former dormitory is now double-storeyed,

with the second storey being added in 1945. The new storey is defined using plain lapped weatherboards.

1957 dormitory addition (14)

A 1957 extension to the dormitory (located perpendicular to the original dormitory at its southern end) is finished in a cement render. There is a mix of original timber and later aluminum joinery.

1970 dormitory addition (13)

A completely new dormitory section, added in 1970, is a gable-roofed two-storey building of concrete block construction with the top floor cantilevering above verandahs along the length of either side of the building. The 1970 dormitory is also perpendicular to the original dormitory and is located to the north of the 1957 dormitory extension.

Teacher's Residence (1)

Originally located across the road at 120 College Road, the building was relocated in 1972 to its current location, in the western corner of the site. The teacher's residence is a stand-alone weatherboard building. Designed by George E Tole in a simple residential style, the residence was built with a small chapel attached.

Cottage/outbuilding (10)

A weatherboard gabled cottage/outbuilding is located at the rear of the villa. Rusticated weatherboards clad the front of the building. The remaining walls are clad in plain lapped weatherboards with some missing, exposing the wall's timber structure. Two tongue and groove entry doors are located beneath a verandah at the front of the building.

Chapel (6)

The 1956 chapel is a modest rectangular brick building with a gabled roof, designed in Modernist style. The gable ends have been emphasised with painted diagonal timber boards. The gable roof cantilevers over the front façade with the overhang tapering in towards the walls. An angular brick wall beneath the gable extends into the centre of the gable end and is decorated with a large cross centred on the angle and framed by a timber arched border extending up the wall. Awning windows feature along both sides of the chapel. A flat roofed porch entry is situated at the rear of the chapel and a further glazed gable entry has been added to the porch. A brick lean-to is attached to the eastern side of the chapel and a later glazed entry is situated on the southern side.

Inside the chapel is a mural behind the altar by Para Matchitt, a former student of the college. Tukutuku panels inside the chapel were donated by a marae at Ōtara. The chapel remains in use.

Wharenuī - Te Kāmaka (19)

Originally the school recreation hall, this building has been transformed into a wharenuī. Timber framed, with a gabled roof, the building is clad in a fibre cement finished with a stippled cement render. The carvings on the porch were made by master carver Eric Korewha, a former student who trained at the Rotorua Carving Institute. The carved pole to the right was donated to the wharenuī by the people of Taumarunui, where many of the school's students had come from. Carvings inside the wharenuī were made by former Hato Petera students. Many of these carvings tell stories of the canoes that migrated to New Zealand. The tukutuku panels were made by a group at Aronui Kokiri school, a Māori arts and craft school and cultural resource centre, which opened in Ōtara in 1980.³³³ The wharenuī remains in use.

³³³ Interview Jane Matthews with Pouro Kanara, Kaumatua at Hato Petera, 10 February 2010. *North Shore Heritage Thematic Review Report*, 2010.

Workshop (2)

The workshop is a large rectangular weatherboard building with a gabled roof. Possibly built earlier and relocated, the workshop first appears on its current site in the early 1960s according to aerial photography.³³⁴ The building has been extended since this time.

Staff accommodation (4)

This accommodation is a brick building added to the western side of the villa. Built in 1967, the building is L-shaped with a gabled roof. The brick walls on the front of the building have been painted while the rear brick is exposed and displays green terrazzo above the windows.

1981 kitchen addition (9)

Designed by James Hackshaw in 1981, this addition extends from the southern side of the 1928 school rooms next to the villa. The exterior walls are clad in fibre cement sheets with clerestory windows extending along the main body of the building.

1969 amenities block (11)

Located on the western side of the 1928 dormitory this 1969 two-storey concrete block building housed toilets, showers, and a laundry. A concrete block storeroom is attached to the southern side of the amenities block.

Other structures (including 3, 7, 15, 16, 17, 18 and 20)

Several other buildings are located on 103 College Road. Apart from the former tennis court **(7)** and a garage **(3)**, they are outside the proposed extent of place. They include two Modulock timber homes **(20)**, added in 2000 on the northeastern side of the site. There is a concrete swimming school **(17)** on the eastern side of the property. Adjacent to the pool are a 1987 concrete block toilet block **(16)** and a 1968 concrete block tuck shop **(18)**. On the southern side of the swimming pool is a building which was used as a childcare centre **(15)** (Te Kohanga Reo) but that is now a private residence. Relocated in 1994 to this site, the structure is a gabled hardiplank building with aluminum joinery and a large exterior deck.

Architects

Owen and Morgan

Joseph Osborne Owen was educated at King's College, Auckland and articulated to the architect W.H. Gummer. Together with the architect A.P. Morgan, Owen was tutored at Auckland University by Noel Bamford and Roy Binney, two New Zealand protégés of the great English eclectic architect Sir Edwin Lutyens. Owen opened his own office in Auckland in 1919 and carried out domestic, commercial and industrial work entering into the following partnerships - Bloomfield, Owen and Morgan; Owen and Morgan; and Owen Mackenzie and Foote. Works associated with him include the Whangarei Catholic Church in 1928, Hotel Titirangi (now known as Lopdell House³³⁵) in 1929, the Ladies' Rest Room in Whangarei (now the Whangarei Art Museum) in 1927, the Grand Hotel in Helensville³³⁶ in 1931, the Olympic Pool Stadium in Newmarket 1959 and Sacred Heart College in Glen Innes in 1959.

George E Tole

George Edmund Tole trained with the architects Arnold and Abbott. In June 1928, he formed a partnership with Horace Massey, which continued until 1932. Tole became the architect for the Auckland Roman Catholic Diocese, designing many churches, schools and convents. He was the

³³⁴ White Aviation 1960 aerial Northcote Central, Auckland Libraries Heritage Collections N0113224 and Geomaps 1963 aerial

³³⁵ AUP Schedule of Historic Heritage 14.1 ID 00069

³³⁶ AUP Schedule of Historic Heritage 14.1 ID 00472

designer of St Dominic's Convent (1939) in Northcote, St Frances' Friary³³⁷ (1939) in Hillsborough, St Mary's School³³⁸ (Main Block) (1929) in Ponsonby, and the Baradene College new library wing (1937) and Jubilee Wing (1960)³³⁹. He was also the architect of the Trevor Davis Memorial Fountain³⁴⁰ (1950) in Mission Bay.

Nyall Coleman was part of the firm Coleman, Gibson and Associates who designed St Joseph's Church³⁴¹ in Takapuna in 1966, St Mary's Convent in St Mary's Bay, and buildings at Rosmini College.

Architecture firm **Rigby Mullan**, formed in 1949, were noted not only for their Modernist domestic portfolio, but also for their commercial architecture such as the Avondale factory of Reckitt and Coleman (1964), and the 246 Queen Street building for Kerridge Odeon Hotels (1964). By the late 1970s the firm disbanded.

James Hackshaw was one of the founding members of the Group Architects. Hackshaw left the Group in 1958 to set up his own practice. Working for the Catholic Church, he designed a number of churches and school buildings including classrooms at St Michael's School, Remuera (1961); De La Salle College, Mangere, (1961-72); McCauley High School, Ōtāhuhu (1962-71); Sisters of the Mission Convent in Remuera (1964); St Cuthbert's Church, Browns Bay (1965); Baradene College Teaching Block (1971); and Sacred Heart Classrooms, Glen Innes (1972). Some of his best-known work is residential including Talbot House (1960) and Len Castle's House (1959).

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.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former)³⁴² has historical value for its association with Roman Catholic missions, education and the Roman Catholic Diocese. The place has a history that extends beyond the 90 years the college has existed, the land originally being part of an 1850 Crown Grant to the Roman Catholic Church as part of an education endowment. The first discussions relating to the school took place in 1883, and the earliest remaining buildings are a two-storey villa and a cottage/outbuilding.

The place has regional historical value for its role as a Māori Catholic school, which first provided industrial and agricultural training and trained boys to be catechists for the Māori population. Later, the place became a college for Māori boys, but was later adapted as a co-educational college in the State system. The school is not only significant for its education of Māori, but also for its association with the concept of industrial training.

The place has historical value for its association with the Mill Hill fathers, who administered the school for just over 40 years, and with the Marist brothers who managed the school from 1970 until its closure

³³⁷ AUP Schedule of Historic Heritage 14.1 ID 02590

³³⁸ AUP Schedule of Historic Heritage 14.1 ID 01764

³³⁹ AUP Schedule of Historic Heritage 14.1 ID 01897

³⁴⁰ AUP Schedule of Historic Heritage 14.1 ID 01880

³⁴¹ AUP Schedule of Historic Heritage 14.1 ID 02684

³⁴² The name of this place is proposed to be changed through this review. The new name will be used from this point forward.

in 2018. Superior of the Mill Hill Mission in New Zealand, Father Martin Alink, administered the school for almost 30 years, managing the transition from a training school to a secondary school.

The place is associated with the Roman Catholic clergy, in particular Bishop Cleary, who was Bishop of Auckland from 1910 until his death in 1929. The Catholic church was notably important in the school's establishment, providing land and a good majority of the funding from the Diocese. Bishop Cleary took it upon himself to learn te reo Māori and to accommodate the Mill Hill Fathers in every way possible. Historical accounts acclaim the school as being Bishop Cleary's greatest achievement.³⁴³

The place is also associated with Toby Curtis, who was the first Māori Principal of the school and who introduced an effective Māoritanga programme to the school. Curtis was knighted in 2014 for his services to Māori education.

The place is also associated with the many boys who attended, including notable New Zealanders such as celebrated artist Ralph Hotere, healthcare advocate, doctor and 2014 New Zealander of the Year, Lance O'Sullivan, and All Black, Walter Little. The school produced the first Māori Marist Brother, Gregory Henare and the first Māori to be ordained a Roman Catholic priest, Wiremu Te Awhitu.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) has **outstanding regional** 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 place has social value as a former school that served the Māori Catholic community from 1928 until 2018. The place is held in high esteem by the Māori community for both spiritual and cultural values, as demonstrated in newspaper articles following the closure of the school in 2018 reporting the extensive work of the commissioner, previous Boards of Trustees, teaching staff and the community to keep it open.³⁴⁴ Established to imbue young Māori with the Catholic faith and teach them practical trades they could take to their communities, the school evolved to teach tikanga Māori values, integrating Māoritanga into religious education.

The place embodies important aspects of collective memory for the students, priests and teachers who attended this place and is an enduring icon with a longstanding association with the Māori community and culture.

The place plays an important role in defining cultural identity and distinctiveness of the Māori culture. The school Marae, Te Kāmaka, had its own Kaumatua and Kuia and assisted students to learn te reo and tikanga.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) has **considerable local** social value.

³⁴³ Tuerlings, W, *Mill Hill and Maori mission*, p51

³⁴⁴ *Stuff* article, *Auckland's Hato Petera College to close for good*, 31 August 2018; *Sadness follows closure of Māori Boarding School*, Radio New Zealand article, 31 August 2018.

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 place is identified in Schedule 14.1 for a number of heritage values, including Mana Whenua, and is also identified as a Place of Maori Interest or Significance in Schedule 14.1. While the place has been scheduled for its built heritage values, information about the history of this place and research undertaken for this review demonstrates that the place is likely to have a strong or special association with, or be held in high esteem by, Mana Whenua for its symbolic, spiritual, commemorative, traditional or other cultural value. The views of Mana Whenua were sought to understand these values and their level of significance. At the time of completing this review, Mana Whenua had not provided feedback specific to St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former). If Mana Whenua values are identified in relation to this place, this review will be amended.

It is recommended that the Schedule 14.1 continues to identify the place as having Mana Whenua value and being a Place of Maori Interest or Significance at this time, because the review has not determined that there are no Mana Whenua values and Mana Whenua have not provided feedback to the contrary.

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 place has potential to provide knowledge on Roman Catholic education, specifically the way it catered for Māori youth, and knowledge about the school's earlier use as an industrial/rural and catechist training school. There is an opportunity for on-site interpretation to provide knowledge on the early use of the school and the Mill Hill Fathers who managed it.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) has **moderate local** knowledge value.

Technology

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

The place has no known technology value. The techniques used to construct the school and subsequent alterations are readily understood through other places and sources.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) has **no** technology value.

Physical attributes

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

As a place that has evolved over time with a variety of buildings added during the 90 years the school operated, there is a combination of different architectural types and some unsympathetic additions. Despite this, the place has a number of architectural merits that provide physical attributes value. The place has value for its association with notable architects Owen and Morgan, George E Tole, Nyal Coleman, Rigby Mullan and James Hackshaw.

The earliest building on the site is the villa, which was a residence and subsequently used as the priest's house. Constructed around the turn of the century and prior to the school being established, this two-storey building was once a grand villa with a double height verandah overlooking Shoal Bay. Despite losing its verandahs and associated decorative fretwork, the villa has retained its original form. A faceted window bay, fish scale shingles and Gothic tracery in the gable end remain, indicating the earlier character of the villa. Later buildings attached to the villa and the removal of the verandahs detract from the architectural value of the villa.

The second building to be constructed on the site is the 1928 school building. Designed by architectural firm Owen and Morgan, the 1928 school is a good example of Interwar Institutional architecture with Classical Neo-Georgian influences. Later additions, undertaken by George E Tole, although sympathetic to the original design, have concealed some of the finer Neo-Georgian details of the school building with a more utilitarian style that was in vogue at the time. Also designed by Tole is the teacher's residence, built at the same time as the first additions took place, and also reminiscent of the more utilitarian design of the 1940s. Still intact with some alterations, this building is a good example of its type.

The dormitory sections, attached at the rear of the school building, have been altered and extended substantially as the school developed, and now dominate the site with its large proportions in comparison to the 1928 school building. The dormitory part of the former school is made up of a variety of styles and materials of little architectural merit that were used to extend the dormitory and its facilities in both 1957 and 1970.

The 1981 new dormitory kitchen was designed by James Hackshaw, but it is not the best example of his work.

Nyall Coleman's chapel is a good intact example of a Modernist style church. Details such as the cantilevered gable and the triangular front wall emphasising the cross, are features that define the design on an otherwise modest chapel.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) has overall **moderate local** physical attributes value.

Aesthetic

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

Located close to the corner of College Road and Akoranga Drive, the place has moderate aesthetic value as a visual landmark. The whareniui with its ornate carvings and colourful facade at the entrance to the school is visually distinctive within the school grounds. The diverse building styles of the school contribute to the landmark presence, such as the Modernist chapel and the early European two storey villa.

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) 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 place has context value as part of a wider group of schools specifically catering for Māori and which were often managed by religious orders. These schools include St Stephen's College (former) in Bombay, Hato Paora College in Fielding, Hato Hohepa Girls College in Napier, and Te Aute College in

Hawkes Bay. Once more prevalent in New Zealand, providing an education that taught European religion integrated with subjects that prepared students for a productive future, the schools progressed to include Māori values and te reo in their curriculum.

The place has context value for its long-term setting within a Catholic grouping on the North Shore which also includes St Joseph’s Industrial School and Orphanage for Boys (former)³⁴⁵, St Joseph’s Catholic Primary School, St Joseph’s Centre, Rosmini Boy’s College and St Joseph’s Church. This group of places has coherence because of shared historical associations with the Catholic Church, and the original 1850 Crown land endowed to the church to provide education to the community.

St Peter’s Rural Training School (former)/St Peter’s Maori College (former)/Hato Petera College (former) has considerable local context value.

STATEMENT OF SIGNIFICANCE

St Peter’s Rural Training School (former)/St Peter’s Maori College (former)/Hato Petera College (former) was officially opened in 1928 as an industrial and catechist training school for Māori youth. Associated with the Roman Catholic Diocese, the school was established by the Bishop of Auckland, Henry Cleary, and administered by the Mill Hill Fathers, a society of priests and brothers devoted to missionary work around the world. Management of the school then passed into the hands of the Marist Brothers until the school closed in 2018. Registered as a secondary school in 1946, the school continued to cater singularly for Māori youth, eventually taking on the teachings of Māori values and te reo. Associated with a number of notable New Zealanders who were educated there, the college produced the first Māori to be ordained a Roman Catholic Priest.

Playing an important role in defining the identity and distinctiveness of Māori culture, the place has spiritual and cultural value. As a school since 1928, the place represents important aspects of collective memory for students and for the priests, brothers and teachers who taught there, and is an enduring icon in the Māori Catholic community.

A local visual landmark, the place is well recognised in more recent years for its prominent whareniui at the entrance to the southern side of the school grounds. Part of a small collection of schools specifically catering for Māori students, along with being part of a local coherent group of Catholic schools and churches, the place has considerable context value.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|-----------|
| A- Historical | Outstanding | Regional |
| B- Social | Considerable | Local |
| C- Mana Whenua | Not known | Not known |
| D- Knowledge | Moderate | Local |
| E- Technology | No | NA |
| F- Physical Attributes | Moderate | Local |
| G- Aesthetic | Moderate | Local |
| H- Context | Considerable | Local |

³⁴⁵ AUP Schedule 14.1 ID 01058

CATEGORY RECOMMENDATION

St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former) meets the thresholds for scheduling as a Historic Heritage Place. While the place has been assessed as having outstanding historical value at a regional level, overall, the place has considerable significance to its locality and beyond rather than outstanding significance well beyond its immediate environs. Therefore, it is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Name of Place to be changed to St Peter's Rural Training School (former)/St Peter's Maori College (former)/Hato Petera College (former).
- Add a diagram to Schedule 14.3 Historic Heritage Place maps to show primary features and exclusions.
- Amend primary feature column to refer to diagram in Schedule 14.3.
- Heritage values – the review above has identified that (f) physical attributes and (g) aesthetic are of moderate value so these values should be removed from Schedule 14.1.
- Exclusions – the exclusions are shaded in the diagram below and they include the following: tennis court, workshop and garage; the 1967 staff residence attached to villa; 1969 amenities block, 1981 kitchen, 1970 dormitory addition and the 1957 dormitory addition; 1971 brick side addition to chapel; and the later glazed gabled entry to the chapel. These features are identified as exclusions as they do not contribute to the historic heritage values of the place.
- EOP change – to exclude areas as shown in the aerial below. The change means that the former tuck shop, pool and the toilets are not included as they do not add heritage value to the place. The change to the extent also excludes the former Te Kohanga Reo which was relocated to the site in 1994 as it does not contribute to the historic heritage of the place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|-----------------------------|----------------------------|------------------------|---|-----------------|------------------------|---|---|---|
| 00912 | St Peter's Rural Training School for Maori Boys (former)/ <u>St Peter's Maori College</u> (former)/Hato Petera College (former)/ Administration building, and school buildings complex | 103 College Road, Northcote | Lot 2 DP 134763 | A* <u>B</u> | Hato Petera School buildings complex Refer to <u>Schedule 14.3</u> | A,B,C,F,G,H | Refer to planning maps | Interior of building(s); <u>Refer to Schedule 14.3 for the features of the school that are exclusions</u> | | Yes |

Planning maps



Figure 51: Proposed EOP (Auckland Council GeoMaps)

Evaluator

Megan Walker, Specialist Historic Heritage
May 2021

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
May 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
10 May 2021

APPENDICES

Appendix 1 - Primary Features



Legend (buildings highlighted in yellow)

1. Chapel
2. Villa
3. 1928 school (with later additions in 1945, 1951 and 1969)
4. 1928 dormitory ground floor and 1945 dormitory first floor addition
5. Wharenui - Te Kāmaka

Appendix 2 - Exclusions



Legend (buildings highlighted in white)

1. Workshop
2. Garage
3. Staff accommodation and deck (1967)
4. 1981 kitchen addition
5. 1969 amenities block
6. 1957 dormitory
7. 1970 dormitory
8. Tennis Court
9. Brick addition to church
10. Glazed entry to church

St Aidan's Presbyterian Church – ID 00913

97 Onewa Road, Northcote



Figure 52: St Aidan's Church (Auckland Council 2013)

INTRODUCTION

Purpose

This review assesses the heritage values of St Aidan's Church in Northcote to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils³⁴⁶. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

³⁴⁶ AUP, D17.1 Background

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 3 August 2020.

SCHEDULING INFORMATION

| | |
|--|--------------------------------|
| Schedule ID | 00913 |
| Place Name/and/or Description | St Aidan's Presbyterian Church |
| Verified Location | 97 Onewa Road, Northcote |
| Verified Legal Description | LOT 2 DP 156500 |
| Category | A* |
| Primary feature | Church |
| Known Heritage Values | A,B,F,H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

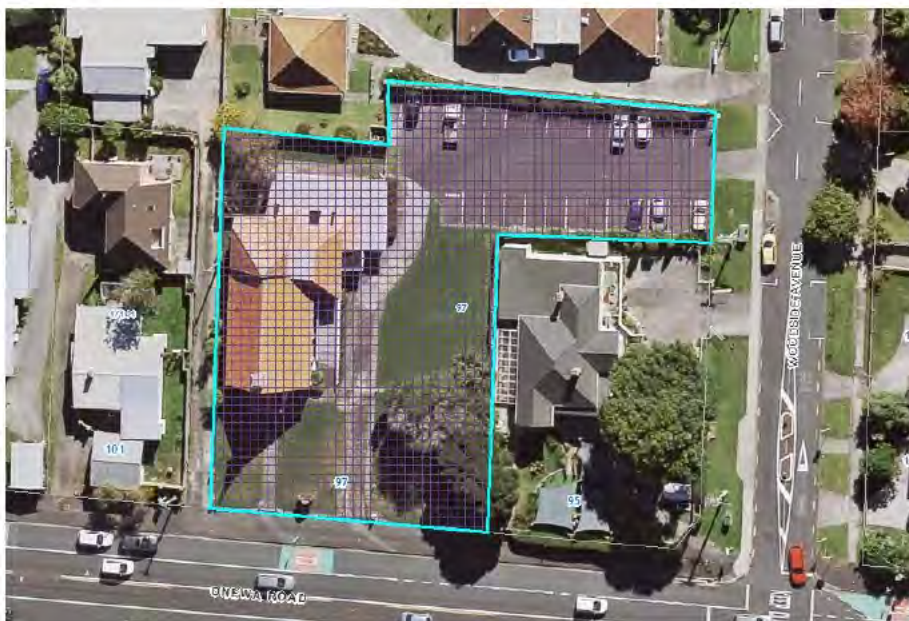


Figure 53: Historic Heritage Overlay Extent of Place (EOP) for ID 00913 (Auckland Council GeoMaps).

HISTORICAL SUMMARY

Planning background

St Aidan's Presbyterian Church was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A* place. The place is identified in the Auckland Council Cultural Heritage Inventory as St Aidan's Presbyterian Church (ID 12965).

There is a notable tree, an Acmena/Monkey apple tree, within 97 Onewa Road.³⁴⁷ The property is subject to Plan Change 29 to the AUP,³⁴⁸ however no significant amendments are proposed to the scheduling of the tree. The place is subject to a designation for Defence purposes in the AUP.³⁴⁹

History

In 1888, the first Presbyterian home missionary, Mr J B Marshall, was appointed by the Presbytery of Auckland to live in and serve the Northcote parish. While there was no church to worship in, the first service was held in Gladstone Hall in Onewa Road in September of that year. At the first congregational meeting in January 1889, a local committee and a ladies' building fund committee were elected. The committees began to find a site for a church and to raise money to build a church. Meanwhile, Gladstone Hall was rented at a cost of three shillings a week to provide for the Presbyterian community. When the hall was offered to them for £500, they declined, opting to erect their own building elsewhere. They raised funds through various means and purchased a site at 97 Onewa Road for £60. The first church was built at a cost of £240 in 1889. It was officially opened on 20 October 1889.³⁵⁰

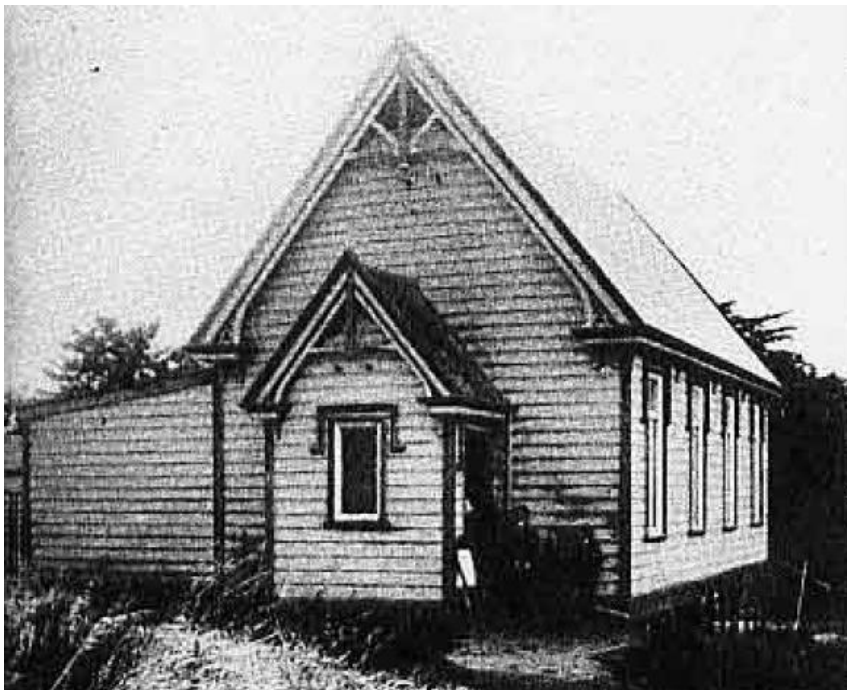


Figure 54. The first Northcote Presbyterian Church.

³⁴⁷ AUP Schedule 10, ID 1271

³⁴⁸ Plan Change 29: Amendments to Schedule 10 Notable Trees (re-order, technical errors and amendments to the mapped overlay)

⁴ AUP Designation 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

⁵ *Auckland Star*, 24 October 1889

The first Northcote Presbyterian Church was designed by W H Skinner and built by A Chalmers. Skinner's designs as an architect include the Onehunga Woollen Works and the Freemason's Hall on Princes Street, Auckland. Skinner was a prominent member of the Presbyterian Church and some of his other ecclesiastical buildings include St James Presbyterian Church in Thames and St Paul's Anglican Church in Symonds Street.

The church at Onewa Road was described in the *Auckland Star* as:

*'standing on a well-chosen site, forms a conspicuous object for a long distance around. While no lavish expenditure has been incurred in superfluous decoration, it is not without suitable ornament... The dimensions of the building are 41 feet long by 22 feet broad, height of walls 14 feet, supporting a high pitched roof covered with shingles. The gables are finished with moulded and stop chamfered barge boards of massive appearance, supported by brackets and finished at the top with finials capped with quatrefoil ornaments, the entrance being through a porch attached to the front façade, 9ft by 7ft, finished similar to the main building...'*³⁵¹

In 1904, a manse was completed next door to the church,³⁵² designed by prominent church member Mr Rushbrook,³⁵³ in association with local architect Frederick Souster.³⁵⁴ The land for the manse was donated to the church by real estate investor and member of the Presbyterian church, William Aitken. This land was eventually subdivided and sold to raise funds for a new church building fund.

By 1905, the Northcote Parish appointed their own ordained minister rather than relying on appointed home missionaries. The parish continued to grow.

In 1923, a dialogue began between church managers regarding the restoration of the church with an alternative option to build a new church. In 1925, a decision was made to build a new church at the annual meeting. In 1928 the following was reported:

*'There is a probability that a new church building will be erected this year by the Presbyterian congregation at Northcote. Speaking at the annual meeting last evening, the Rev. S.L Boot said that since the trees surrounding the church had been cut down, the building was more conspicuous to the public view, and its shortcomings exposed. He urged the necessity of a new church building. From a minister's viewpoint, the proper facilities were not provided in the existing building. It was one of the regrets of Mrs. Boot and himself that their hopes in this respect had not materialised before leaving for their new home in Australia. On his next visit to Northcote from Australia he wanted to behold a noble edifice on that imposing site, overlooking Northcote, when turning the corner at the war memorial.'*³⁵⁵

No action was taken until 1929, when the congregation voted on whether to build a new church. The decision was again the same provided the cost was no more than £1600.³⁵⁶ In April 1929, the original 1889 church was relocated to the rear of the site to be used as the parish hall and Sunday school, while making way for the foundations of the new church.³⁵⁷ A local, Malcolm Nicholson, recalled the moving process, which was completed by Hall and Broady, saying:

³⁵¹ Ibid

³⁵² *Auckland Star*, 29 September 1904

³⁵³ Mr Rushbrook was the Secretary of the Northcote Presbyterian Church committee for several years.

³⁵⁴ *Bridge of Faith, The Story of St Aidan's Presbyterian Church, Northcote, 1888-1988.*

³⁵⁵ *Auckland Star*, 9 August 1928, *New Church at Northcote*

³⁵⁶ *New Zealand Herald*, 16 March 1929

³⁵⁷ *Auckland Star*, 8 April 1929

'It was all done on skids, there were a big crowd of men, so it didn't take them too many weeks to do it. I can see the men working that thing; they had block and tackle and they had skids which they greased and great big crow bars to lever the thing back.'

By 1930, local Northcote builder and parishioner, Horace H Stringer,³⁵⁸ drew up the plans for the new church to go before the Presbytery.³⁵⁹ At the time it was recorded that the management committee of the Presbytery, Messrs Boswell, Broady, Clark, Fawcett, Hay, Lockie, Hector and Hugh MacKinnon, Munro and Robertson, were able to report that half the cost of a new church had already been raised despite the depression that was beginning to affect the area.³⁶⁰ The construction of the church was an important local project at the time keeping men employed. On 19 November 1931, it was reported that the construction of the new church had started with the contractor being S K Alexander³⁶¹ for the price of £1267.³⁶² The local firm Hall and Broady were also involved, making the pews and other furniture in their joinery shop.³⁶³ The foundation stone was laid on Saturday 21 November 1931 in front of a large gathering and presided over by the minister of Northcote, the Rev. F A Thompson. Ministers from other parts of Auckland were in attendance. Moderator of the Auckland Presbytery, Mr S J Harbutt, performed the ceremony laying the first inscribed white marble stone. He was accompanied by Mr W N Rushbrook, a pioneer of the Northcote Church.³⁶⁴

The new church was dedicated on 12 March 1932 in front of 300 people. The dedication was performed by the Rev. G Budd, Moderator of the Presbytery. Prior to the ceremony, Mr H Broady presented the key to the Moderator. A social was held in the relocated 1889 church that evening with addresses given by local and visiting ministers. Opening services were held the next day with the Rev. Thompson officiating in the morning service and Rev. Budd in the evening.³⁶⁵

The church was built with a view to extend as the parish grew. So that this could be achieved, the front and side walls were constructed in brick, while the rear wall was weatherboard. Entry was from a small porch facing Onewa Road. The church was described as follows:

*'The outer walls are constructed of cream brick, the lower part of the building being of red brick. The roof is red-tiled. And the short spire is finished in redwood shingle. The interior of the church, 29ft by 46 ft, is finished with ivory-white plaster and oiled rimu dado and pews.'*³⁶⁶

³⁵⁸ Little is known about the designer of the church, other than that he was a Northcote local carpenter who also designed the Onewa Picturedome, now known as the Bridgeway Cinema.

³⁵⁹ *New Zealand Herald*, 18 September 1931

³⁶⁰ Bridge of Faith. The Story of St. Aidan's Presbyterian Church, Northcote 1888-1988

³⁶¹ S K Alexander is also known to have been the contractor on the Glenfield Hall designed by T C Mullions.

³⁶² *Auckland Star*, 19 November 1931

³⁶³ Recollections of Miss A Broady and Malcolm Nicholson.

³⁶⁴ *Auckland Star*, 23 November 1931

³⁶⁵ *New Zealand Herald*, 14 March 1932

³⁶⁶ *New Zealand Herald*, 8 March 1932



Figure 55. Dedication of the new Presbyterian Church in Northcote on 12 March 1932, with Rev Budd officiating. The relocated 1889 church can be seen in the background. (*New Zealand Herald*, 14 March 1932).

In 1975, alterations were made to the rear corner of the church with the addition of toilets. By 1977, the interior needed renovation. At this time the weatherboard wall was removed, and a brick extension designed by D P Sutherland of Laurensen, Sutherland and Partners, was built. The interior of the church was completely refurbished, and the interior layout was reversed. The original entry porch became the vestry, and a new sanctuary was built incorporating panelling from the old pulpit. The original raised sanctuary was kept as it was more appropriate for concerts. The extensions at what was now the front entry to the church, provided a foyer lounge reached from a ramp on the side of the church. Another lounge was provided at the lower level. The old pews were replaced by individual upholstered chairs. With the use of extensive volunteer labour, the cost of the alterations and extensions was capped at \$36,000.

The former 1889 church was still in use as the Sunday school and church hall but was becoming increasingly expensive to maintain. The 1977 extension to the 1932 church enabled rooms to be used for Sunday school and, as a result, the former timber church was no longer needed. The building was sold to a descendant of a former Northcote Minister, the Rev. William Gow. In July 1981, the 1889 church was shifted to Paruru Avenue in Northcote to be transformed into a home. Following the timber church's removal, the land behind the current church was redeveloped as a retirement village for the Parish and was called *Iona Close*.

In 1990, there was another rear extension incorporating classrooms, a church office and a Minister's study.

Physical Description

The church is a distinctive Arts and Crafts design with some Romanesque influences. The symmetrical form of the original section of the church is clad in brick with blonde brick upper and red brick lower walls, separated by a red brick stringcourse. Set back from the road, the church has a rectangular form with a Marseilles tiled gabled roof. Decorative buttresses support the church walls, and all door and window openings are arched and emphasised by arched contrasting brickwork. The original entry porch, now used as a vestry, faces the street side of the church. A curved parapet in a red brick pattern accentuates the porch. Above the porch is a simple stained glass rose window framed in contrasting red brickwork with four keystones placed symmetrically around the frame. All windows on the walls of the church contain leadlight patterned glazing. The red brick is continued at the gable apex end where a louvred ventilation opening is centred. On either side of the original entrance porch are inscribed marble foundation stones.

The entrance to the church is now at the rear of the building via later additions completed in brick. Entrance to the church is also provided by an accessible ramp with a white painted crisscross balustrade. The 1977 additions have followed the contrasting brick pattern in an attempt to match the original but with painted concrete block lower walls beneath a small course of red bricks. The roof is tiled in red clay tiles and the joinery is aluminium. This extension covers two levels as the land slopes to the rear of the church. A further extension completed in 1990 is a single level red brick, mono-pitched roof addition with aluminium joinery.

A simple interior, the church has a plastered coved ceiling with stained timber battens and large exposed stained timber roof trusses. The interior walls are plastered. Timber panelling from the original pulpit adorns the southwestern corner of the sanctuary. The once-weatherboard northern wall of the church is now comprised of glazed double doors and an interior accordion sliding partition opening to the later 1977 additions to the church.

The scheduled Acmena /Monkey apple tree is situated near the front to the southeast of the church.

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 place has considerable historical value for its association with the Presbyterian community in Northcote, forming an important part of the locality's religious history. Although it was the second church to be built on the site, it has served the congregation since 1932, reflecting an important period of development of the Northcote Presbyterian parish from the early 20th century. The first Northcote Presbyterian Church, built in 1889, remained on the site and in use as a hall and Sunday school until 1981 when it was relocated and adapted for residential use.

The place is associated with the ministers, including the Rev. F A Thompson and the Rev. G Budd, who have played an important role in the development of the Presbyterian church in the locality and beyond.

St Aidan's Church has **considerable local** 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 place has considerable local social, spiritual and commemorative values, as it continues to be an important place of worship for the Northcote Presbyterian community. The place reflects the religious needs and aspirations of the local community demonstrating the spiritual beliefs and affiliations of local families and individuals to the present day.

The place has symbolic value as a marker readily identified by the local community and is held in high public esteem, such that it has been well maintained over the years, with funds continually raised through community events to assist in its upkeep and ongoing use.

The church has a longstanding association with the community in its continual use for various purposes. The construction and establishment of the neighbouring *Iona Close* retirement village in 1981, has ensured ongoing community involvement.

The importance of the community of St Aidan's is embodied in the church logo, which based on the rose window on the street elevation of the church. The logo depicts the community of St Aidan's, showing a central solid circle representing St Aidan's from which arms radiate out to reach the St Aidan's community, which is represented by an outer circle.

St Aidan's Church has **considerable 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.

St Aidan's Church has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the church.

St Aidan's Church 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.

Like many ecclesiastical buildings, the place has the potential to provide evidence or enhance public understanding and appreciation of the cultural and religious history of Northcote. However, the church is typical of its building typology and is unlikely to yield substantial information not already available from other places or sources. The place is therefore considered to have little knowledge value.

St Aidan's Church has **little local** knowledge value.

Technology

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

Constructed of brick on the front and side elevations, the church was finished in timber at the rear, to allow for easier alterations to be made if it was necessary to expand the church. This was an innovative and creative solution to a common problem that churches faced as parishes grew.

St Aidan's Church has **moderate local** technology value.

Physical attributes

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

Constructed in 1931-1932, the church is an excellent example of Arts and Crafts ecclesiastical architecture. Demonstrating Romanesque influences, the church is an illustration of the craftsmanship of that time and is a strong contrast to the later additions that, although they attempt to mimic the brickwork, lack the same level of design or detail. The textural qualities of the brick and the use of two tones to create a pattern and provide a definition of elements, the Marseilles tile roof and the shingled bell tower all contribute to the Arts and Crafts design.

In general, the building's exterior demonstrates high integrity. The later additions, although they detract from the original design when seen from the rear of the church, are not obvious from Onewa Road. The original form is clearly discernible.

The church is an important example of the work of its designer Horace H Stringer, who was a local carpenter also responsible for the Onewa Picture dome.

St Aidan's Church has overall **considerable local** physical attributes value.

Aesthetic

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

Set back from the road, the church is a distinctive landmark in the area. Visually appealing with its Romanesque influenced Arts and Crafts style, patterned brickwork and imposing steeple, the church commands a striking appearance in the neighbourhood. The stained glass rose window above the porch and the leadlight windows around the church are impressive examples of fine craftsmanship presenting a particular ecclesiastical aesthetic from a past era.

St Aidan's Church has **considerable local** aesthetic value.

Context

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

The place has moderate local context value for its contribution to the early 20th century character of the development of the area. The Onewa Road streetscape has changed substantially since the church was built and is now a combination of housing and commercial enterprises from a range of eras. A lot of the early context, although still present in the streets behind the southern side of Onewa Road, in Northcote Point, has been lost.

Together with the former manse next door at 95 Onewa Road, St Aidan's Church forms a small enclave of two buildings that reflect the history of the Presbyterian church in Northcote.

In a wider context, the church is one of a handful of Arts and Crafts style brick Presbyterian churches built within the Auckland region in the early 20th century. Others in this group include St Andrew's Community Presbyterian Church in Ōtāhuhu (1914) (designed by Hugh Grierson), St Paul's Presbyterian Church in Devonport, (1916) (also designed by Hugh Grierson), and the First Church Papakura (1926) (designed by Johnson Clark).

St Aidan's Church has moderate local and regional context value.

STATEMENT OF SIGNIFICANCE

St Aidan's Church has considerable local historical significance for its association with the Presbyterian community of Northcote, which played an important part in the development of Northcote and the locality's religious history. Serving the congregation since 1932, the church is the second to be built on the site; the earlier 1889 timber church was utilised as a church hall for 50 years before being relocated and readapted for residential use in 1981.

The place has considerable social, spiritual and commemorative value as an important place of worship and fellowship for the local Presbyterian community and has symbolic value as a marker readily identified and held in high esteem, particularly by the local Presbyterian community. Its community outreach is demonstrated in its development of the retirement village *Iona Close* in the 1980s and the church's logo is symbolic of the involvement the church has in the community.

An excellent example of an Arts and Crafts ecclesiastical building, the church has considerable architectural value. Designed by a local builder, Horace H Stringer, the church is handsomely detailed with contrasting brickwork enhancing the picturesque style of the church. Roofed in Marseilles tiles with a shingle-clad bell tower, combined with the use of arched leadlight windows and a stained glass rose window, the church reflects the craftsmanship of its era, and commands a striking appearance in the streetscape, contributing to the early 20th century character of development of the area. Forming a small Presbyterian enclave with the former manse next door, the church is also one of a handful of Arts and Crafts style brick Presbyterian churches built in the Auckland region in the early 20th century.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|--------------------|
| A- Historical | Considerable | Local |
| B- Social | Considerable | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Little | Local |
| E- Technology | Moderate | Local |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Moderate | Local and regional |

CATEGORY RECOMMENDATION

St Aidan's Presbyterian Church meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Known heritage values – the review above has identified the values as (a) historical, (b) social, (f) physical attributes and (g) aesthetic.
- Amend the EOP to exclude the car park as this has no relationship to the heritage values of the place.
- Amend the exclusions column to identify the additions to the church constructed after 1977 as features that do not contribute to, or detract from, the values for which the place is scheduled

- Consider merging this place with ID 00994 Northcote Presbyterian Manse as the two features are part of the same place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--------------------------------|--------------------------|----------------------------|----------|------------------|-----------------|------------------------|---|---|---|
| 00913 | St Aidan's Presbyterian Church | 97 Onewa Road, Northcote | LOT 2 DP 156500 | A* B | Church | A, B, F, G, H | Refer to planning maps | Interior of building(s); <u>post-1977 additions</u> | | |

Planning maps



Figure 56. Recommended EOP marked in red to exclude the car park. (Auckland Council GeoMaps).

Evaluator

Megan Walker, Specialist Historic Heritage
September 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
September 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
8 October 2020

NORTHCOTE COLLEGE – C BLOCK - ID 00914

Northcote College, 1 Kauri Glen Road, Northcote



Figure 57: Northcote College – C Block (Auckland Council; 2013)

INTRODUCTION

Purpose

This review assesses the heritage values of the Northcote College – C Block to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils³⁶⁷. Category A* is effectively a holding pattern for some of the region’s most significant scheduled places until they can be reviewed to confirm their category.

³⁶⁷ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background & constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020 to view the exterior of the building from the public realm. A site visit was undertaken on 28 July 2021, and the place was viewed with representatives of Northcote College and the Ministry of Education.

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00914 |
| Place Name/and/or Description | Northcote College – C Block |
| Verified Location | Northcote College, 1 Kauri Glen Road, Northcote |
| Verified Legal Description | Pt Lot 1 DP 70475 |
| Category | A* |
| Primary feature | C School Block |
| Known Heritage Values | A, B, F |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 58: Historic Heritage Overlay Extent of Place (EOP) for IS 00914 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Northcote College – C Block was scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. Eighteen pōhutukawa, three puriri and one Atlantic cedar tree located on school grounds are included in the Notable Trees Overlay³⁶⁸; some of the pōhutukawa are located within the Historic Heritage Overlay Extent of Place of the Northcote College - C Block.

The place is also subject to an Airspace Restriction Designation: Defence purposes – protection of approach and departure paths (Whenuapai Air Base)³⁶⁹ and a Ministry of Education Designation: Educational purposes secondary school years 7-13 (Northcote College)³⁷⁰. The place is identified in the Auckland Council Cultural Heritage Inventory as Northcote College C Block (ID 12966).

History

The site of Northcote Public School (now Northcote College) was purchased in June 1877 and included two acres at the corner of what was then known as North and Crop Roads (now Kauri Glen and Onewa Roads). The first Northcote (known then as Stokes Point) Public School building on site was constructed at the end of 1878.

On June 6, 1925, the Northcote Junior High (Intermediate) School was established on site and formally opened by the Minister for Education, Sir James Parr. The intermediate school occupied the existing 1878 building which had been altered to provide additional teaching space. At the time of opening, Northcote Junior High was one of only four Intermediate Schools in New Zealand, joining Kingsland's Kowhai Road, and intermediate schools in Oamaru and Matamata. The Minister noted during the opening ceremony that: *"Before long, a high school would be required to serve the western part of the North Shore District."*³⁷¹ Six years later, on February 24, 1931, the status of the school was changed to the Northcote District High School, with the new Secondary Department housed in a temporary building on site.

The Northcote District High School Secondary and Intermediate Blocks³⁷² (the subject place, now known as C Block) were designed as part of a 1937 school replacement scheme prepared by the Auckland Education Board Architect, Alan B Miller. This scheme aimed to replace the original timber 1878 school building and the temporary building that housed the secondary department.

On December 28, 1936, the temporary building housing the secondary department burnt to the ground, hastening the need for its replacement. A new timber Secondary Block, located on Onewa Road, was constructed in 1937-38 by contractor Alfred Allen at a total cost of £7,108.9.6. It included: four classrooms; an art room; a commercial and sewing room; a library; a science laboratory; and cloakrooms. The Intermediate Block building, located on the corner of Onewa Road and Kauri Glen

³⁶⁸ Schedule 10; ID 1185

³⁶⁹ Designation ID 4311

³⁷⁰ Designation ID 4533

³⁷¹ Speech by Minister of Education Sir James Parr at the opening of Northcote Junior High

³⁷² The Northcote College – C Block was initially constructed as two separate buildings, referred to as the secondary and intermediate blocks. During the 1950s, they were joined together through the addition of a library between them. The name "C Block" is more recent.

Road, was constructed in 1943-44, again by Alfred Allen, this time with his son Leslie Alfred Allen. It consisted of six classrooms and teachers' rooms, plus two classrooms that were added to the end of the recently erected Secondary Department Block.

At the beginning of 1947 the Northcote District High School was renamed Northcote College and became a full post-primary school. There have been a number of alterations and additions to the subject place over the years including the library, which physically joined the Secondary and Intermediate blocks. Prior to 1955, additions and alterations were the work of the Auckland Education Board Architect, Alan B Miller.

Physical description

The Northcote College – C Block is a timber “Dominion Basic Plan” school building with a tiled roof that was designed by Auckland Education Board Architect Alan B Miller. The place was initially designed as two separate buildings: the secondary block was constructed in 1937-38 and the intermediate block was constructed in 1943-44. In 1951, the two blocks were joined by the addition of a library between them.

A number of other smaller additions have been added since 1951 including:

- a tv studio/connecting structure (relocated to the north-western corner)
- an extension to the library/connecting structure (to the west of the 1951 library)
- a large pergola structure over an outdoor space (to the east of the 1951 library)
- a shed (relocated to the northeast of the building)
- a carport to the southeast of the building
- a number of smaller attached structures to the front (south) elevation, including a toilet block and several lean-tos
- a lean-to extension attached to the western elevation (the tv studio is attached to the northern elevation of the lean-to)

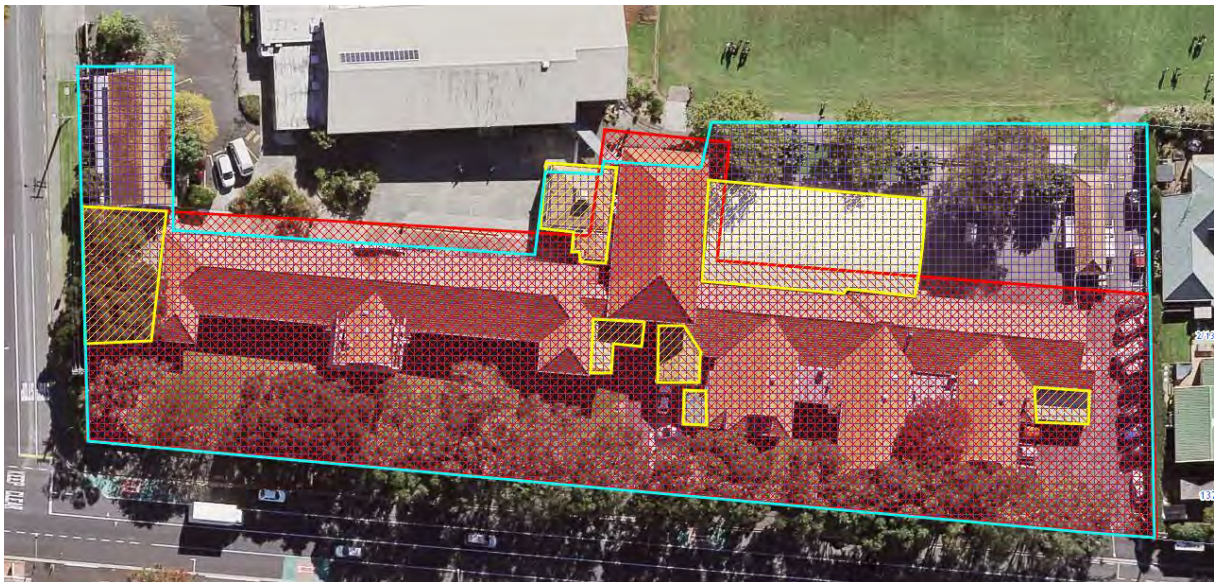


Figure 3: Diagram showing post-1951 additions (highlighted in yellow)

The extensions vary in quality and design, some appearing to have been hastily added, while others appear to have had more planning. While these additions reflect the ongoing development of the school, they do not represent its key period of development and are not the work of Alan B Miller. Like other school buildings of the late 1930s, the design generally followed the Neo-Georgian style, including some references to the emerging Art Deco style; however, the design included more generous glazing to achieve the objectives of the Dominion Basic Plan, discussed below.

Alan B Miller and the development of Dominion Basic Plan Schools

Alan B Miller was a pioneer of school design who spent 36 years as the Auckland Education Board architect. He was responsible for two significant innovations in the design of schools, including the Dominion Basic Plan and “Cluster” or “Exploded” Schools.

When Miller joined the Board in 1919, school design largely revolved around the “Fresh-Air” movement. The Fresh-Air school movement was based on a growing body of knowledge about health and well-being, especially the importance of access to sunlight and well-ventilated spaces to promote hygiene. Fresh Air Schools typically featured large windows, and while they succeeded in providing access to sun, noise was a problem because rooms were ventilated directly into corridors.

Open-Air Schools improved the initial concept of the Fresh-Air School, not only by ventilating rooms to the outside (instead of to the corridors), but also by making classrooms more flexible. *“Light tables and chairs replaced the old heavy fixed desks in the new buildings and folding or sliding doors allowed one side of the stand-alone classroom to be opened completely...”*³⁷³ The drawback of the Open-Air School is that exterior ventilation required large eaves and verandahs, which could often block access to sunlight, create poor lighting and ground draughts.

Open-Air Schools were initially adopted by the Auckland Education Board, however, with some improvements to the approach. Miller combined the best features of both the Fresh-Air School and the Open-Air School to create the Dominion Basic Plan. The Dominion Basic Plan discarded the verandah and the folding doors but kept the corridor and lowered the windowsills. It provided cross-ventilation to the outside, had a single door to the front and lowered the ceiling, but kept a 1.2m overhang to reduce glare.

The Education Department adopted the Dominion Basic Plan as a national standard after the Auckland Education Board had proved its worth.

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 Northcote District High School Secondary and Intermediate Blocks³⁷⁴ have historical value for demonstrating the ongoing development of Northcote College on the same site from 1878. The secondary and intermediate blocks illustrate both the continuous use and ongoing function of Northcote’s local school.

The place also demonstrates the growth and development of Northcote as a suburb during the interwar period by illustrating its need for both an intermediate school and a purpose-built high school to meet the ongoing growth of the community.

³⁷³ Christchurch City Council. HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE ITEM NUMBER 535 FORMER FENDALTON OPEN AIR SCHOOL CLASSROOM AND SETTING – 129 WAIMAIRI ROAD, CHRISTCHURCH.

³⁷⁴ The name of the Northcote College – C Block is proposed to be changed through this review. The name “Northcote District High School Secondary and Intermediate Blocks” will be used from this point forward.

The secondary and intermediate blocks also have value for demonstrating and illustrating important shifts in educational theory and philosophy during the 1920s, which were characterised by an increased understanding that schools should be conducive to health and wellbeing of children.

The Northcote District High School Secondary and Intermediate Blocks have **considerable local** 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 Northcote District High School Secondary and Intermediate Blocks have social value for their long-standing association with a local public school which has served the Northcote community since 1878. The place embodies important aspects of collective memory for students and teachers who attended and continue to attend the school.

The secondary and intermediate blocks is a place that the community identify with and likely hold in high esteem as significant local public buildings. The place is also briefly mentioned in the North Shore Heritage Thematic Review.

Northcote District High School Secondary and Intermediate Blocks have **considerable 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.

Northcote District High School Secondary and Intermediate Blocks has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the school blocks.

Northcote District High School Secondary and Intermediate Blocks have **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.

Northcote District High School Secondary and Intermediate Blocks have knowledge value as a benchmark place that typifies its type. As an early example of a school designed using the Dominion Basic Plan, which later became the national standard for all schools in New Zealand, this place can provide information on the development of the plan and its underlying philosophies.

As a public school located at a well-used intersection, there is opportunity for both on- and off-site interpretation about the design of the secondary and intermediate blocks and the educational theories that underpin the plan.

Northcote District High School Secondary and Intermediate Blocks have **moderate local** knowledge value.

Technology

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

Northcote District High School Secondary and Intermediate Blocks have technology value for their innovative features designed to maximise access to sunlight and fresh air, while minimising wind, rain and draughts. The windows and doors were designed to be adjustable to respond to varying types of weather. Windows pivoted so they could open to a horizontal position allowing light and heat to enter the room without being obstructed by glass. Awnings were installed on the side of the building that could be opened to the sun to provide shade when needed. The place is highly intact and, based on what is visible from the public realm, retains most of its innovative features.

Northcote District High School Secondary and Intermediate Blocks have **moderate local** technology value.

Physical attributes

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

Northcote District High School Secondary and Intermediate Blocks have physical attributes value as the work of pioneering school architect Alan B Miller. Miller worked for the Auckland Education Board for 36 years, and during this time, he innovated two new “types” of school buildings, including the Dominion Basic Plan and the “Cluster” or “Exploded” School.

The subject place is one of the earliest examples of Miller’s Dominion Basic Plan in New Zealand. Miller based the Dominion Basic Plan on the earlier Fresh-Air and Open-Air types, retaining the features that worked and finding design solutions to resolve drawbacks, effectively innovating a new type that was soon adopted as a national standard.

The secondary and intermediate blocks were initially two separate buildings but were joined in 1951 by the addition of a library block between them. This addition, also designed by Miller, is in keeping with the original two blocks and does not detract from the physical values of the place.

Northcote District High School Secondary and Intermediate Blocks have **considerable regional** physical attributes value.

Aesthetic

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

Northcote District High School Secondary and Intermediate Blocks have aesthetic value for their prominent location at the corner of Onewa and Kauri Glen Roads. The setting of the subject place is enhanced by a number of mature trees, in particular, a row of pōhutukawa along Onewa Road. These trees are recognised in the AUP as Notable Trees.

Northcote District High School Secondary and Intermediate Blocks have **moderate local** aesthetic value.

Context

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

Northcote District High School Secondary and Intermediate Blocks have context value as significant parts of a wider group of school buildings at Northcote College. Located on their original site, the secondary and intermediate blocks are enhanced by their interrelationships with other school

buildings on site, and with the site itself, which has been the location of the Northcote public school since 1878.

Northcote District High School Secondary and Intermediate Blocks have **considerable local** historical value.

STATEMENT OF SIGNIFICANCE

Northcote District High School Secondary and Intermediate Blocks are two timber Dominion Basic Plan school buildings (constructed in 1937-38 and 1943-44, respectively) connected by a more recent library block located at Northcote College. The place has value for demonstrating the ongoing development of the school from 1878, and for illustrating the continuous use and ongoing function of Northcote's local school. The place also demonstrates the growth and development of Northcote by illustrating its need for both an intermediate school and a purpose-built high school to meet the ongoing growth of the community.

The secondary and intermediate blocks have physical attributes values for their association with pioneering school architect Alan B Miller. Miller worked for the Auckland Education Board for 36 years, and during this time he innovated the Dominion Basic Plan, which was based on the earlier Fresh-Air and Open-Air approaches to school design. The place represents important shifts in educational theory and philosophy during the 1920s, which were characterised by an increased understanding that schools should be conducive to health and wellbeing of children. The Dominion Basic Plan was later adopted by the Department of Education as the national standard for school design.

The place has social values for its association with a local public school and for embodying important aspects of collective memory for students and teachers who attended and continue to attend the school. The secondary and intermediate blocks are places that the community identify with and likely hold in high esteem as significant local public buildings.

The secondary and intermediate blocks are significant parts of a wider group of school buildings at Northcote College. Located on their original site, the place is enhanced by their interrelationships with other school buildings on site, and with the site itself, which has been the location of the Northcote public school since 1878.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Northcote District High School Secondary and Intermediate Blocks (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place:

- Amend the place name to “Northcote District High School Secondary and Intermediate Blocks (former)”, which is more historically accurate
- Amend primary feature
- Add context (h) as a heritage value
- Amend EOP
- Amend exclusions

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---|----------------------------|----------|--|-----------------|------------------------|---|---|---|
| 00914 | Northcote College – C Block <u>Northcote District High School Secondary and Intermediate Blocks (former)</u> | Northcote College, 1 Kauri Glen Road, Northcote | Pt Lot 1 DP 70475 | A* B | School Block <u>School buildings</u> | A, B, F, H | Refer to planning maps | Interior of building(s); <u>post-1951 additions</u> | | |

Planning maps

Amend the extent of place so that it encompasses the historic heritage values of the place, being the school buildings.

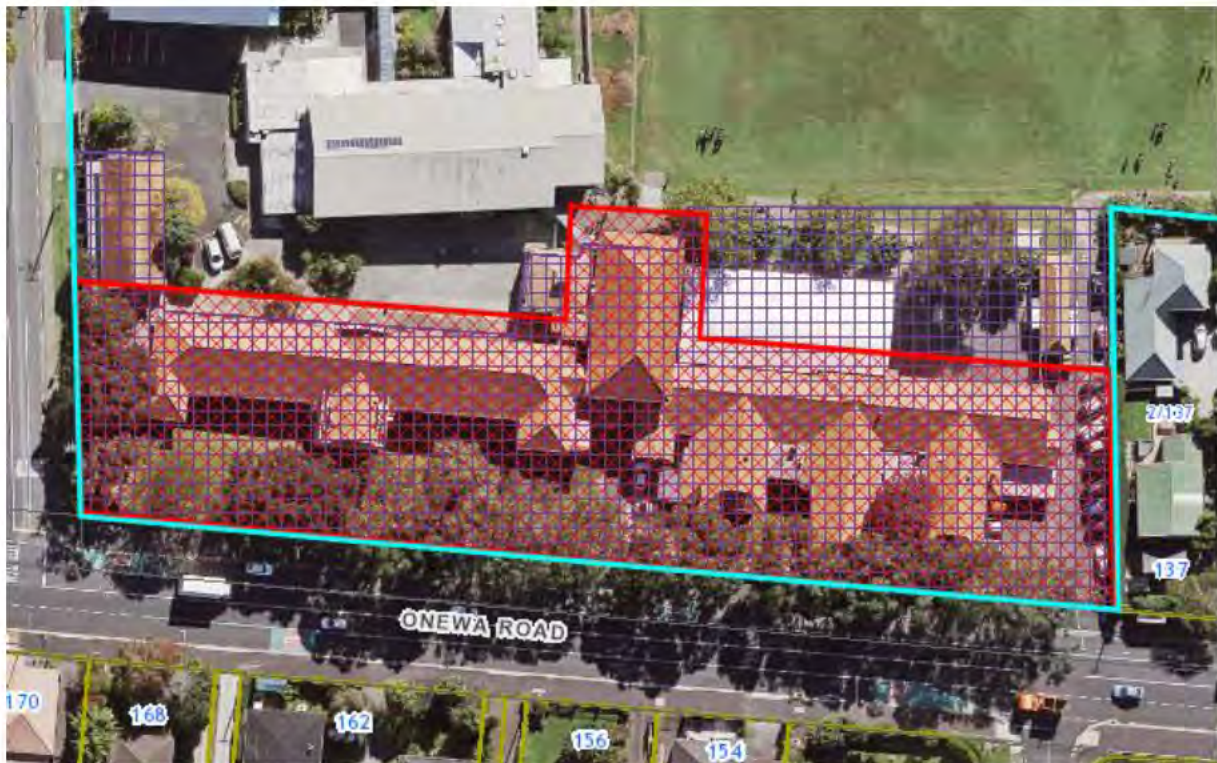


Figure 4: Proposed EOP (red line)

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage, November 2020 (updated August 2021)

Peer Reviewer

Carolyn O'Neil, Heritage Consultant, November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 7 December 2020 (updated August 2021)

NORTHCOTE PUBLIC SCHOOL INFANT DEPARTMENT (FORMER)/OLD GYMNASIUM – ID 000915

Northcote College, 1 Kauri Glen Road, Northcote



Figure 59: Northcote Public School Infant Department (Former)/Old Gymnasium (Auckland Council; 2013)

INTRODUCTION

Purpose

This review assesses the heritage values of the Northcote Public School Infant Department (Former)/Old Gymnasium to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils³⁷⁵. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

³⁷⁵ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020 to view the exterior of the place from the public realm. A site visit was undertaken on 28 July 2021, and the place was viewed with representatives of Northcote College and the Ministry of Education.

SCHEDULING INFORMATION

| | |
|---|--|
| Schedule ID | 00915 |
| Place Name/and/or Description | Northcote Public School Infant Department (Former)/Old Gymnasium |
| Verified Location | Northcote College, 1 Kauri Glen Road, Northcote |
| Verified Legal Description | Pt Lot 1 DP 70475 |
| Category | A* |
| Primary feature | Building |
| Known Heritage Values | A, B, F |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

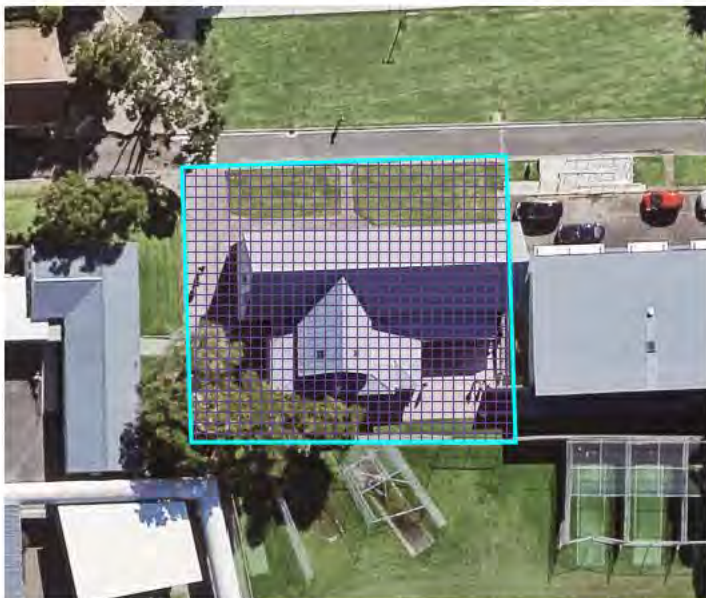


Figure 60: Historic Heritage Overlay Extent of Place (EOP) for ID 00915 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Northcote Public School Infant Department (Former)/Old Gymnasium was scheduled in the North Shore City Council District Plan 2002 as “Northcote College Old Gymnasium” and was included as a category A place.

The place was included in the AUP as a category A* place. The place is also subject to an Airspace Restriction Designation: Defence purposes – protection of approach and departure paths (Whenuapai Air Base)³⁷⁶ and a Ministry of Education Designation: Educational purposes secondary school years 7-13 (Northcote College)³⁷⁷. The place is identified in the Auckland Council Cultural Heritage Inventory as Northcote College Old Gymnasium (ID 12967).

History

The site of Northcote Public School (now Northcote College) was purchased in June 1877 and included two acres at the corner of what were then known as North and Crop Roads (now Kauri Glen and Onewa Roads). The first Northcote (known then as Stokes Point) Public School building on site was erected at the end of 1878.

By the beginning of 1904 however, the growing school roll and overcrowding necessitated further classroom space. On 17th February 1904 the Auckland Education Board Committee completed a grant application for a "Detached Infant Department to accommodate 150 pupils" and, in December of that year, a Special Grant of £700 was allocated to Northcote Public School for a new Infant School.

Auckland Education Board architects John Mitchell and Robert Watt designed the new Infant School and on 21st December 1904, they recommended acceptance of a tender for construction of the building by builder A. Grayson. On 26th July 1905 the "New Detached Infant School building" was completed.

By 1910 there was local and municipal pressure for the establishment of a Manual Training School in Northcote. Many education boards and local authorities were keen to take advantage of the grants offered through the *Manual and Technical Instruction Acts 1900 and 1902*, and when the establishment of a manual training school at Northcote was proposed, contributions of £200 each were immediately forthcoming from the Northcote and Birkenhead Borough Councils.

At a conference arranged between representatives of the Board, the school committee, and the Northcote and Birkenhead Borough Councils, the question of the best way to provide manual training was discussed. It was decided to convert the Northcote Infant School into Manual Training Classrooms and construct a side-school at Birkenhead to provide additional capacity for primary students.

By 1919 the Infant School building had been converted for use as a Manual Training School and included a Woodwork Room, a Cooking Room and a general classroom. In 1925 the general classroom was remodelled for use as a Laboratory. In 1931 the status of the school was changed to the Northcote District High School, necessitating further classroom space, and another extension to the Manual Training School, designed by architect Alan B Miller, was completed.

As part of a 1937 Ministry of Education school replacement and investment scheme, the opportunity was taken to enlarge the Manual Training School again, and this work was completed in 1938. The

³⁷⁶ Designation ID 4311

³⁷⁷ Designation ID 4533

existing Laboratory was converted to a Metalwork room, a new Drawing Room partition was added, and the Woodwork room was extended.

In 1943, the Auckland Education Board applied to the Ministry of Education to extend and refit the Manual Training School to improve facilities which had not changed since the Infant School was first converted in 1919. The Ministry was not keen to spend money on an old building, but the place continued to be used as a Manual Training School for at least another decade.

Between 1963 and 1996, based on aerial photographs, it appears the building was relocated within the school to its current position (it was moved to make way for a building that appears to have been constructed in the late 1960s or early 1970s, which narrows the possible date of relocation). The Manual Training School had previously been located adjacent to the intermediate block along Kauri Glen Road. By 2010, the Manual Training School building was being used as a gymnasium.

Physical description

The Northcote Public School Infant Department (Former)/Old Gymnasium is a one-storey timber school building designed by Auckland Education Board architects John Mitchell and Robert Watt in 1904. The design of the building does not follow any one architectural style but is influenced by a number of styles including Queen Anne and Edwardian Classical, which are typical of institutional and school designs at this time.

The place includes architectural features common to other Mitchell and Watt designed schools. The gable and bargeboard detailing, windows size and placement, and other features such as eaves brackets, for example, are almost identical to the purpose-built manual training schools Mitchell and Watt designed at Richmond Road³⁷⁸ and Newmarket³⁷⁹ in 1903.

The place has been extended a number of times since 1904. The building generally follows a T-plan, and the alterations are generally limited to the shorter of the two perpendicular forms, and to the interior. There are lean-to extensions which provide kitchen and toilet facilities and include a covered outdoor space along the southern elevation.

The interior is generally intact including the trussed roof and wooden floors. The space is used as a gymnasium and weights room, which a more recent partition wall added to separate the spaces.

The architects: Mitchell and Watt

Mitchell and Watt were appointed architects to the Auckland Education Board in 1892. Mitchell undertook new work while Watt undertook rebuilding projects and renovations to existing buildings. Their work includes Bayfield School³⁸⁰ (1896, 1904), the first three manual training schools in Auckland (1903), schools at Te Mata (1905) and Maungatautari (1905), additions to schools at Cambridge (1900) and Dargaville (1905), and the Seddon Memorial Technical College (1908-13).³⁸¹ Non-educational buildings include Mt Eden Congregational Church (1900) and Entrican Building³⁸² (1903-4). Watt was responsible for the design of the Leys Institute³⁸³, Ponsonby (1905-06).³⁸⁴

³⁷⁸ Schedule 14.1; ID 2819

³⁷⁹ Schedule 14.1; ID 2821

³⁸⁰ Schedule 14.1; ID 1706

³⁸¹ Schedule 14.1; ID 2086

³⁸² Schedule 14.1; ID 1942

³⁸³ Schedule 14.1; ID 1863

³⁸⁴ Heritage New Zealand. (1990). *Bayfield School (former)*. <http://www.heritage.org.nz>

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 Northcote District School Infant Block (former)/Manual Training School (former)³⁸⁵ has historical value for its association with the growth and development of Northcote. Opened in 1905, it was built to address issues of overcrowding at the original 1877 school, and therefore provides evidence of the rapid expansion of the suburb and its population during the late nineteenth century and early twentieth centuries.

The place also demonstrates the growth and development of Northcote District School, now known as Northcote College. It represents the first phase of expansion of the school from its original building and is currently the oldest building on site. The continued modification and eventual relocation of this building further demonstrates the development of the school, as it grew over time from a district school to a college, and its change of use reflects changes both in curriculum and in teaching methods.

The place is also significant as an example of a manual training school that served both the Northcote and Birkenhead communities. During the late 19th century, manual training developed out of a general feeling that children were leaving school unprepared for work because the curriculum focused too much on traditional academic subjects. This place is an early embodiment of the shift in educational philosophy to a more comprehensive curriculum and represents the significant idea that manual and technical skills should be taught in public schools, during school time. This idea has persisted since 1900; manual and technical training continues to form part of school curriculum.

The Northcote District School Infant Block (former)/Manual Training School (former) has **considerable local** 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 Northcote District School Infant Block (former)/Manual Training School (former) has social value for its longstanding association with the Northcote and Birkenhead communities as part of a local public school. The building has been part of the community since 1905, and although it has been relocated within the site, is a memorable and recognisable place within the school campus.

The school also continues to represent important aspects of collective memory and identity for the generations of students and teachers who used this place from 1905 and continue to use it today.

³⁸⁵ The name of this place is proposed to be amended through this review. The amended name will be used from this point forward.

While the function of the building has changed over time, its association with Northcote District School and its student population has endured.

The place is also briefly mentioned in the North Shore Heritage Thematic Review.

The Northcote District School Infant Block (former)/Manual Training School (former) has **considerable 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 Northcote District School Infant Block (former)/Manual Training School (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the former Infant Block/Manual Training School.

The Northcote District School Infant Block (former)/Manual Training School (former) 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 Northcote District School Infant Block (former)/Manual Training School (former) has knowledge value as an example of a manual training school. As a place that demonstrates a custom, way of life or process, the Northcote District School Infant Block (former)/Manual Training School (former) also has the potential to play an important role in enhancing public understanding and appreciation of the development and underlying philosophy of New Zealand's educational curriculum, and the types of facilities that were constructed or modified to respond to these changes.

The Northcote District School Infant Block (former)/Manual Training School (former) has **moderate local** knowledge value.

Technology

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

The Northcote District School Infant Block (former)/Manual Training School (former) has no known technology value. The Mitchell and Watt architectural partnership was noted for their innovative design, particularly relating to ventilation, heating and light. Although these principles were likely applied to the design of this place, modifications have resulted in the removal of any evidence of this technology.

The Northcote District School Infant Block (former)/Manual Training School (former) has **no known** technology value.

Physical attributes

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

The Northcote District School Infant Block (former)/Manual Training School (former) has physical attributes value as a representative example of the work of Auckland Education Board architects John Mitchell and Robert Watt. In addition to designing a number of school buildings throughout the Auckland Education Board area (such as Bayfield School and Onehunga Primary³⁸⁶), their professional partnership extended beyond school commissions and resulted in a number of noteworthy buildings, including the Entrican Building and Leys Institute.

The place has been subject to a number of modifications since it was opened in 1905. The main form of the place is primarily intact, but there are a number of lean-to additions added around the perimeter. These changes obscure the historic form of the place, particularly along the southern elevation, and do not contribute to the values of the place. The infant block has retained original features including gable and barge board detailing, window joinery and fenestration patterns, and other Queen Anne-inspired detailing that is common among Mitchell and Watt designed schools.

The interior is largely intact including roof trusses and wooden flooring. It has been modified, including some changes to fenestration, the addition of a partition wall and some changes to wall openings to provide toilet and kitchen facilities, however these changes are relatively minor and are not considered to affect the value of the interior.

The Northcote District School Infant Block (former)/Manual Training School (former) has **considerable local** physical attributes value.

Aesthetic

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

The Northcote District School Infant Block (former)/Manual Training School (former) has aesthetic value for its special visual appeal. The Queen Anne style was commonly used for school and other secular institutional buildings in the late 19th and early 20th century that required a degree of formality, without the ecclesiastical allusion often associated by Gothic styles.

The place has been relocated within the site, away from Kauri Glen Road, which has affected its visual prominence. It continues to be partially visible from the public realm, particularly the architectural style of the gable detailing, which identifies this place as a historic building and conveys its sense of age, especially in contrast with its more modern neighbours.

The Northcote District School Infant Block (former)/Manual Training School (former) 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 Northcote District School Infant Block (former)/Manual Training School (former) has context value as a significant part of a wider group of school buildings at Northcote College (see Appendix 1 for aerial of school site). The former infant block is enhanced by its interrelationships with other school buildings on site, and with the site itself, which has been the location of the Northcote public school since 1878.

³⁸⁶ Schedule 14.1; ID 1841

The place also has wider context values as an example of a Mitchell and Watt designed school building and has shared associations with other manual training schools in Auckland.

The Northcote District School Infant Block (former)/Manual Training School (former) has considerable local context value.

STATEMENT OF SIGNIFICANCE

The Northcote District School Infant Block (former)/Manual Training School (former) is a one-storey timber school building at Northcote College designed by Auckland Education Board architects John Mitchell and Robert Watt in 1905. The place has historical value for reflecting the rapid growth and development of Northcote during the late nineteenth century and early twentieth centuries, and for representing the new infrastructure and facilities required to support this expansion.

The place has a longstanding association with the Northcote community as part of the local public school. It represents the first phase of expansion following the establishment of the school and is currently the oldest building at Northcote College. The modification and eventual relocation of this place further demonstrates the development of the school, as it grew over time from a district school to a college and reflects changes both in curriculum and in teaching methods. The place is also significant as an example of a manual training school, demonstrating an early embodiment of the shift in educational philosophy to a more comprehensive curriculum.

The school is a representative example of the work of Auckland Education Board Architects John Mitchell and Robert Watt, and its design is closely linked to their other schools in the area. The place retains original features including gable and barge board detailing, window joinery and fenestration patterns, and other Queen Anne-inspired detailing that is common among Mitchell and Watt-designed schools.

The school embodies important aspects of collective memory and identity for the generations of students and teachers who used this place from 1905 and continue to use it today. While the function of the building has changed over time, its association with Northcote District School and its student population has endured.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|---------|
| A- Historical | Considerable | Local |
| B- Social | Considerable | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Moderate | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Moderate | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Northcote District School Infant Block (former)/Manual Training School (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend the place name – the place was originally constructed as an infant school but spent most of its life as a manual training school. It was used as a gymnasium only recently, and for a short period of time.
- Amend known heritage values – add (h) context
- Amend primary features – Clarify “Building” to “T-shaped school building”
- Amend exclusions

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---|---|----------------------------|-----------------|---|-----------------|------------------------|--|---|---|
| 00915 | Northcote Public School Infant Department (Former)/Old Gymnasium <u>Northcote District School Infant Block (former)/Manual Training School (former)</u> | Northcote College, 1 Kauri Glen Road, Northcote | Pt Lot 1 DP 70475 | A* B | Building <u>Building T-shaped school building</u> | A, B, F, H | Refer to planning maps | Lean-to additions along the southern and western elevations; lift | | |

Planning maps

No change recommended

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020 (updated August 2021)

Peer Reviewer

Carolyn O’Neil, Heritage Consultant
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
2 December 2020 (updated August 2021)

Appendix 1 – Aerial of school site



Figure 61: Aerial illustrating the context of the school building within the wider campus. The subject place is circled (Auckland Council GeoMaps)

NORTHCOTE TAVERN - ID 00917

37 Queen Street, Northcote Point



Figure 62: Northcote Hotel (former), 37 Queen Street, Northcote Point (Auckland Council, 28 October 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of the Northcote Tavern at 37 Queen Street, Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils³⁸⁷. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

³⁸⁷ AUP, D17.1 Background

Background and constraints

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

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

A site visit was conducted on 3 August 2020.

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00917 |
| Place Name/and/or Description | Northcote Tavern |
| Verified Location | 37 Queen Street, Northcote Point |
| Verified Legal Description | Pt Lot 7 DP 23966, Lot 4 DP 23966, road reserve |
| Category | A* |
| Primary feature | Tavern |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s); free standing garage |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

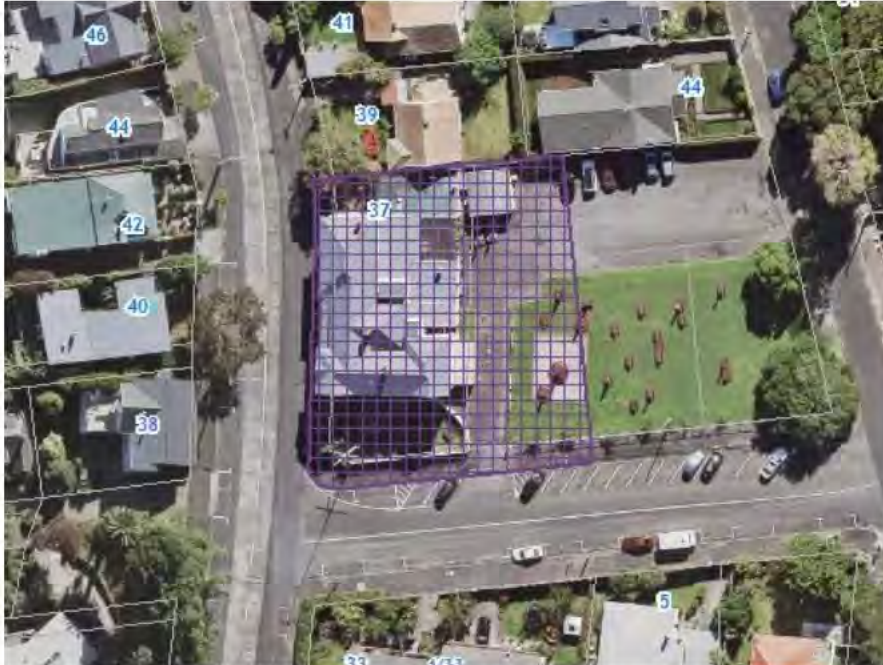


Figure 63: Historic Heritage Overlay Extent of Place (EOP) for ID 00917 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The Northcote Tavern at 37 Queen Street, Northcote Point was scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is identified in the Auckland Council Cultural Heritage Inventory as Northcote Tavern (ID 3195).

History

When the ferry service began operating in 1858 between Stokes Point (now Northcote Point) and Auckland, Philip Callan constructed a building, known as the North Auckland Hotel, on the site where the Northcote Tavern now stands, using bricks from his own brickworks. The hotel opened in 1858 with Callan as the proprietor, a position he occupied for the next eleven years.³⁸⁸ The building soon became a focal point and meeting place for the area, providing stabling, accommodation and fellowship for commuters travelling between the North Shore and Auckland. Stokes Point was known locally as Callan's Point and the hotel as Callan's Hotel. Callan won the tender to build a landing stage for ferry passengers, to encourage 'tourists' to come to Stokes Point for a day's outing and enjoy the hospitality of the hotel.

Callan, a settler from Ireland, and his wife Jane arrived in Auckland in 1840. Immigration records reveal that Callan was a farm labourer and Jane a farm servant. In 1841, Callan was listed on a committee calling itself The Friendly Labourer and Burial Society and was named as a trustee for the raising of funds to build the first Roman Catholic Church in Auckland. By 1843, the Callans were listed in the Police Census for the 'North Shore of the Waitemata' as occupants of a raupo hut in Duck Creek. Around the mid-1840s, Callan began buying and selling property along Birkenhead Avenue and around the Chelsea foreshore. He was described as a land agent and auctioneer in partnership with Richard Riding.³⁸⁹ But it seems Callan had many ventures on the go as in 1847 he appears in the jury list as a brickmaker.³⁹⁰ Land Information New Zealand records reveal that he had a brickworks at Duck Creek at Chelsea.³⁹¹ Philip also set up brickworks at Sulphur Beach (Shoal Bay), along what is now Beach Road but was at the time known as Callan Road.

In 1861, Callan gave three acres of land he owned in Birkenhead to the Roman Catholic Bishop, Jean Baptiste Francois Pompallier, to be used as a cemetery, for a small sum of ten shillings. Part of this land became the Pompallier Park³⁹². In the same year, Callan put the hotel up for auction along with 22 acres of land. It did not sell, as Callan's name continues to appear over the next few years as the owner in licensing applications and advertisements for the hotel.³⁹³ During this time Callan continued to try and sell the hotel.³⁹⁴ It was sometimes recorded as the Stokes Point Hotel but at some stage he renamed it the Ferry Hotel. It appears Callan hit hard times, as in November 1867 the Trustees of the

³⁸⁸ *Daily Southern Cross*, 17 September 1858

³⁸⁹ Margaret McClure, *The Story of Birkenhead*, p21

³⁹⁰ *Daily Southern Cross*, 18 May 47

³⁹¹ LINZ

³⁹² Pompallier Park is the location of the Roman Catholic Cemetery, which is part of another scheduled historic heritage place in the AUP (Schedule 14.1; ID 00904)

³⁹³ *New Zealand Herald*, 4 September 1867

³⁹⁴ *New Zealand Herald*, 26 February 1866

Auckland Savings Bank ordered the hotel be sold.³⁹⁵ The place was not sold until April 1872, when Auckland brewer, Mr Henry Bedell, bought it for the sum of £250.³⁹⁶

Sadly, Callan became bankrupt and destitute and in 1883 was found living in squalor by locals, who moved him to Auckland hospital and then to Carrington hospital to be treated for senile dementia. He died in January 1884.³⁹⁷ At one stage Callan owned almost one third of land in the Northcote/Birkenhead area. He is remembered for having made a valuable contribution to the early settlement of the North Shore in a plaque erected by the Birkenhead City Council at Pompallier Park.

In March 1873, the hotel was gutted by fire. Henry Bedell at the time was in the process of renovating the place so it could be occupied.³⁹⁸ Newspaper reports at the time of the fire, referred to it as Callan's Hotel.³⁹⁹

Bedell built a new hotel which opened in July 1873. The event was celebrated with a ball and supper at the hotel.⁴⁰⁰ The hotel was put up for sale in February 1879, which was described as having 12 rooms, built of brick and with good stabling.⁴⁰¹ It appears it did not sell as Bedell is recorded as being the owner in 1882,⁴⁰² with the hotel being run by Joseph Maxwell.⁴⁰³ In September 1882 tenders were advertised by well-known architect, W F Hammond to replace the brick hotel with a larger timber hotel, to accommodate more people.⁴⁰⁴ A tender from the Key Brothers for £920 was accepted in October 1882 for the new hotel to be built before Christmas.⁴⁰⁵ It was to be two storeys in an Italianate style with a bay window and balcony overlooking the harbour.⁴⁰⁶ The design of the hotel is understood to be very much like the one that stands today. Soon after being built, the place was put up for sale in 1883⁴⁰⁷, but was passed in.⁴⁰⁸

Bedell died in August 1883,⁴⁰⁹ after being declared bankrupt in February and his brewery being put up for sale.⁴¹⁰ The licence was transferred a few times over the next few years. In January 1886, the hotel was bought by the former owner of the Imperial Hotel on the corner of Queen and Fort Street, Thomas T Anderson. In an advertisement stating his ownership, he promised *First Class Accommodation, Lawn Tennis and Strawberries*.⁴¹¹ However, Anderson was declared bankrupt in February 1886 after leaving the country without paying a large sum of debts, including the full down payment on the Northcote Hotel.⁴¹²

Considerable additions were made to the hotel in 1886, designed by Paul and Fripp.⁴¹³ By December 1886, the hotel was promoted as the Northcote Hotel, as an ideal tourist destination, with reports

³⁹⁵ *New Zealand Herald*, 23 November 1867

³⁹⁶ *New Zealand Herald*, 30 April 1872

³⁹⁷ *New Zealand Herald*, 19 January 1884

³⁹⁸ *New Zealand Herald*, 19 March 1873

³⁹⁹ *Daily Southern Cross*, 19 March 1873

⁴⁰⁰ *Auckland Star*, 5 July 1873

⁴⁰¹ *Auckland Star*, 26 February 1879

⁴⁰² *New Zealand Herald*, 26 June 1882

⁴⁰³ *Auckland Star*, 3 June 1879

⁴⁰⁴ *New Zealand Herald*, 29 September 1882

⁴⁰⁵ *New Zealand Herald*, 7 October 1882

⁴⁰⁶ *New Zealand Herald*, 7 October 1882; *Auckland Star*, 8 September 1882

⁴⁰⁷ *Auckland Star*, 13 March 1883

⁴⁰⁸ *New Zealand Herald*, 22 March 1883

⁴⁰⁹ *New Zealand Herald*, 13 August 1883

⁴¹⁰ *New Zealand Herald*, 6 February 1883

⁴¹¹ *Observer*, 16 January 1886

⁴¹² *New Zealand Herald*, 4 February 1886

⁴¹³ *New Zealand Herald*, 10 July 1886

noting refurbishment had taken place, accommodation added, and upgrades made. Alexander Schulze was the manager.⁴¹⁴

In May 1887, the hotel was bought by Auckland brewers Hancock and Co⁴¹⁵, which at the time was run by Moss Davis. Davis was the head of Hancock and Company, brewers and hotel proprietors.⁴¹⁶ He eventually owned the company and his sons and grandsons followed him in the family business. The Davis family were part of a significant Jewish community in Auckland during the late nineteenth and early twentieth centuries. Moss Davis was known for his generosity and was a great benefactor to the Auckland Art Gallery, Public Library and Auckland Racing Club. His son, Sir Ernest Davis was Mayor of Auckland from 1935-1941.

On 15 October 1888, the hotel was destroyed by fire.⁴¹⁷ By 31 December 1888, tenders were advertised by architect W H Skinner for the re-erection of the Northcote Hotel.⁴¹⁸ The hotel was to contain seventeen rooms with spacious balconies, comprising sitting rooms and bedrooms and a billiard room etc., *the intention being to provide a first-class family hotel.*⁴¹⁹

The new hotel was completed by May 1889, with records showing an application for a publican's license under the name of Moss Davis.⁴²⁰ Hancock and Sons sold the hotel in 1913 after 26 years of ownership to Michael Walsh for £6,000.⁴²¹

In April 1913, architect John Currie advertised for tenders for additions and alterations to the hotel.⁴²² A tender of £700 was accepted from W E Trevarthan for a two-storey timber addition on brick foundation to provide more accommodation and bar space.⁴²³ This appears to refer to the northern addition to the hotel.

Figure 64. The Northcote Tavern in 1889 (Photo from Northcote Tavern).



⁴¹⁴ *New Zealand Herald*, 31 December 1886

⁴¹⁵ *New Zealand Herald*, 7 May 1887

⁴¹⁶ Established by Thomas Hancock in Parnell, Auckland in 1859

⁴¹⁷ *New Zealand Herald*, 15 October 1888

⁴¹⁸ *New Zealand Herald*, 31 December 1888

⁴¹⁹ *New Zealand Herald*, 3 January 1889

⁴²⁰ *Auckland Star*, 18 May 1889

⁴²¹ *Auckland Star*, 7 February 1913

⁴²² *Observer*, 26 April 1913

⁴²³ *New Zealand Herald*, 12 May 1913



Figure 65. Northcote Hotel with northern addition indicated in red circle. (Auckland Libraries Heritage Collections N0113057)

In 1924, Michael Walsh leased the hotel⁴²⁴ and in August 1935, he sold it to brewers Campbell and Ehrenfried Company Ltd⁴²⁵. At his retirement from running the hotel in 1924, Walsh was farewelled at a large function at the hotel with speeches and presentations from officials and locals elaborating on how highly he was regarded in the community and praise for the improvements he had made to the building and the grounds.⁴²⁶

Campbell and Ehrenfried were established brewers in Auckland, having formed a company in 1898 with a merger between Dominion Brewery (founded in 1840 by John Campbell and William Brown) and the Albert Brewery (founded in 1878 by Louis Ehrenfried). The new company was to become a leading brewer in the New Zealand market. The company expanded into hotel operations and liquor production. In 1981, the company became part of Lion Breweries.

Campbell and Ehrenfried were responsible for the addition of public bars. In 1936, architect Daniel Boys Patterson designed a lean-to single storey addition to the northeastern corner of the hotel. A further extension was added in 1948, comprising shower rooms and a laundry. In 1952 and 1955, the architect George E Tole was responsible for alteration of the private bar and an extension to the public bar.

From the late 19th century to the mid-20th century, the hotel was a venue for many events, including dinners for clubs as well as conferences and meetings. It offered permanent accommodation as well as tourist accommodation. The lawns to the east of the hotel were used for tennis, garden parties, picnics, fairs and fetes for fundraising, and for other events such as the Northcote Queen Carnival. The Governor General and his wife, Lord and Lady Bledisloe, attended the Northcote Welfare League fair, held in the hotel grounds when visiting the area in 1934.⁴²⁷

⁴²⁴ *New Zealand Herald*, 11 August 1924

⁴²⁵ *New Zealand Herald*, 8 August 1935

⁴²⁶ *Auckland Star*, 11 August 1924

⁴²⁷ *New Zealand Herald*, 1 March 1934

As the roads developed to the north, the requirement for a resting place for travellers who had come from across the harbour to stay overnight before catching the north bound coach diminished. Holiday makers also tended to travel further north with the opening up of the roads, again reducing the need for accommodation in Northcote. Consequently, the hotel developed as a pub for locals and became a local venue for fairs and gatherings. When the Auckland Harbour Bridge was opened in 1959, the ferry service was in less demand and cars now bypassed the hotel. Northcote Point changed from an active corridor to a quiet village.

In 1970, major changes were made to the Northcote Hotel to meet the requirements of converting the hotel into a tavern. Alterations were designed by Auckland architecture firm Babbage Shores Andrell Eagles and Partners. In 1998 the northern lean-to was added that now houses the gaming lounge and restaurant.

Architects

William Francis Hammond

Architect and surveyor, W F Hammond was a local Birkenhead resident, who surveyed the whole of the Birkenhead and Northcote district. He was responsible for the design of many subdivisions and estate plans in the area. Born in London, he established his own practice in Lincoln's Inn, London in the 1850s.⁴²⁸ He set up his practice in Auckland when he arrived in 1871. His work involved commercial buildings, churches, schools, hotels and a large number of residences. A surviving example of his work is Pembridge in Princes Street Auckland.⁴²⁹

William Henry Skinner

Born in Wales, Skinner was the son of a builder. He came to Auckland New Zealand in 1859 and worked as a contractor and builder and then practised as an architect from 1880 until his death in 1915. Some of his more well-known designs are other historic heritage places scheduled in the AUP: the Onehunga Woollen Works,⁴³⁰ the former Masonic Hall⁴³¹ and Grand Hotel (now a façade) on Princes Street⁴³² and St Paul's Anglican Church, Symonds Street⁴³³ and St Paul's Church, which is now the hall for the Church of the Holy Sepulchre complex on Khyber Pass Road⁴³⁴.

John Currie

Born in Ireland, John Currie immigrated to New Zealand in 1874, establishing an architecture practice in Auckland. He designed a number of buildings for the firm L D Nathan and Hancock and Co.'s Moss Davis. Currie was a prolific architect in the late 19th and early 20th century. Many of his buildings have survived and are scheduled in the AUP, including Achilles House,⁴³⁵ Sofrana House,⁴³⁶ Alfred Nathan House,⁴³⁷ and the former John Courts building.⁴³⁸ John Currie was also involved in rear additions to the Grand Hotel in Princes Street that W H Skinner worked on.

⁴²⁸ Sheppard Collection, Architecture School Library, University of Auckland)

⁴²⁹ AUP Schedule 14.1, ID 02014

⁴³⁰ Schedule 14.1, ID 01756

⁴³¹ Schedule 14.1, ID 02001

⁴³² Schedule 14.1, ID 02002

⁴³³ Schedule 14.1, ID 02062

⁴³⁴ Schedule 14.1, ID 01709

⁴³⁵ Schedule 14.1, ID 02533

⁴³⁶ Schedule 14.1., ID 01938

⁴³⁷ Schedule 14.1 ID 02011

⁴³⁸ Schedule 14.1, ID 02037

Daniel Boys Patterson

Born in England, Patterson trained and worked as an architect there prior to emigrating to New Zealand in 1910. He was responsible for many commercial and ecclesiastical buildings around Auckland, as well as many ASB bank buildings. Amongst his surviving buildings are the following places scheduled in the AUP: Nathan Homestead,⁴³⁹ Central Fire Station,⁴⁴⁰ and St Columba's Church in Grey Lynn.⁴⁴¹

George E Tole

A prolific architect in Auckland, Tole was the architect for the Roman Catholic Diocese of Auckland, designing many churches, schools and convents. He was responsible for many buildings scheduled in the AUP, including St Patrick's School,⁴⁴² the Star of the Sea Convent and chapel,⁴⁴³ the St Joseph and St Joachim Catholic Church,⁴⁴⁴ St Francis Retreat⁴⁴⁵ and the Trevor Davis Memorial Fountain.⁴⁴⁶ In partnership with Horace Massey he won the New Zealand Institute of Architects Gold Medal for their design of St Michael's Church in Remuera.⁴⁴⁷

Physical description

The Northcote Hotel is located on a large corner block bounded by Queen, King and Princes Streets. Designed in the Victorian Italianate style the building, is a two storied weatherboard structure. The roof is shallow pitched and hipped at the corners, apart from two gables over the bays of the south elevation, and another over the third bay facing west. Two large brick chimneys are prominent.

The hotel's principal elevation faces King Street and is set back from the road and approached via a garden area. It features two projecting bays with a verandah between them at each level. A heavy cornice, supported by decorative brackets, extends the full width of the south elevation, and around the top floor of the entire building, broken only above the windows to the bays. Arched double hung sash windows with moulded curved facings and timber keystones feature along the walls at ground level. Square headed double hung sash windows feature along the top floor verandah and Chicago windows on the two bays at the upper level, each with a decorative sunburst arch above them.

Facing Queen Street, the west elevation sits on the footpath with no setback and comprises part of the original hotel to the south and the first extension to the north. The original section replicates the architectural vocabulary of the south elevation and comprises a two-storied projecting bay and a two-level verandah. At ground floor level, panelled doors at each end of the verandah open into the bars. The northern addition roof is hipped. Evenly positioned square headed double hung sash windows, which are topped with pediments supported on corbels.

The north elevation features a third tall brick chimney extending the full height of the building. The east elevation has been extensively modified and extended over time. Facing Princes Street, this elevation is set well back from the road with a car park and a grassed area to the south.

The east elevation has been extensively modified and extended over time with a series of structures added on and an ill-matched assortment of windows and doors. There is a large parking area that is entered from Princes Street and a contemporary garage on the northern side close to the tavern.

⁴³⁹ Schedule 14.1, ID 01447

⁴⁴⁰ Schedule 14.1, ID 01996

⁴⁴¹ Schedule 14.1 ID 02488

⁴⁴² Schedule 14.1, ID 02829

⁴⁴³ Schedule 14.1, ID 01381

⁴⁴⁴ Schedule 14.1 ID 02567

⁴⁴⁵ Schedule 14.1, ID 02590

⁴⁴⁶ Schedule 14.1, ID 01880

⁴⁴⁷ Schedule 14.1, ID 01609

The majority of the building is clad in rusticated weatherboards. A recessed area on the northeastern side at the rear of the building is clad in vertical boards. Timber quoins feature at the external corners of the bays. Turned timber balustrades to the upper floor verandahs are fixed to timber verandah posts with timber fretwork between the posts.

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 Northcote Hotel (former)⁴⁴⁸ has outstanding local significance as one of the oldest surviving structures in Northcote and outstanding regional significance as an excellent surviving example of one of the few remaining early historic suburban holiday hotels in the Auckland region. Offering tourist accommodation with resort-like attractions such as lawn tennis, and local beach access for swimming, the place was well known in the Auckland region for its hospitality. It was constructed for the purpose of attracting holiday makers to the North Shore. Ferries provided easy access to the hotel and its location close to the harbour resulted in a seaside resort atmosphere.

The place has outstanding local significance for its association with the early development of Northcote dating back to the 1858 when Philip Callan built the first hotel on the site. Callan seized an opportunity to provide a resting place for holiday makers when the ferry service was introduced and for travellers stopping over before travelling further north. One of the area's earliest settlers, Callan played an important role in the development of the area, buying and selling land and manufacturing bricks. The area was once known as Callan's Point and Beach Road was called Callan's Road. The hotel at that time was often referred to as Callan's Hotel, despite the official name being the North Auckland Hotel.

The place has significance for its association with well-known local Auckland brewers and hoteliers, including Henry Bedell, Michael Walsh, Campbell and Ehrenfried, and Moss Davis. It was Moss Davis who constructed the current building.

The place also has considerable significance as a good example of a licensed hotel that has remained in use in its original function as a bar with dining facilities since construction in 1889. Although the hotel accommodation no longer exists, the place continues to offer hospitality to locals and visitors to the Northcote area.

The Northcote Hotel (former) has **outstanding local** and **regional** 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 place is significant for the social and cultural values it embodies. Occupying the site since 1889, and in other forms for 30 years before that, the place has continued to be a focal point for the Northcote community. Throughout its history the place has been, and continues to be, used for public meetings, as a venue for functions and a local dining and watering hole. The garden was once the venue for many outdoor functions, such as market days, fetes and other celebrations. In its role as a venue for both social and other activities the place represents certain aspects of a collective memory that are an important aspect of the community's development and should not be forgotten. Through

⁴⁴⁸ It is recommended that the name of this place be amended through this review. From this point forward, the amended name will be used.

this longstanding association with the Northcote community, the place has played an important role in defining the communal identity of the area and adds to a sense of continuity of this historic suburb.

Since the early settlement of the district, the Northcote Hotel (former) has always been an important marker that the community identifies with and represents a distinctive association with the social activities of the place.

The Northcote Hotel (former) has **outstanding 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 Northcote Hotel (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the hotel.

The Northcote Hotel (former) 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 place is located in an area of early settlement and has potential to demonstrate aspects of historical and social patterns of the time. The layout of the hotel has changed significantly since its construction, reflecting the changing patterns of hotel use over time. Surviving original spaces such as the upstairs bedrooms may demonstrate how the building functioned as a 19th and early 20th century hotel offering accommodation.

Also, as a pre-1900 construction, the place has potential to provide evidence of earlier human activity beneath the current building, such as the remnants of the former hotels, through archaeological investigations and studies. As a pre-1900 place associated with human activity, it may be considered an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014.

Interpretation has been provided on the Northcote Tavern website and there is some interpretation on site, which assists in providing knowledge in understanding the history of the place and its associated culture.

The Northcote Hotel (former) has **moderate local** knowledge value.

Technology

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

The Northcote Hotel (former) provides evidence of construction techniques, materials, and detailing utilised on public buildings in New Zealand at the time. However, these techniques are typical of other timber buildings of this period and do not demonstrate a creative or technical accomplishment, innovation or achievement.

The Northcote Hotel (former) has **no known** technology value.

Physical attributes

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

Designed in an Italianate style, the Northcote Hotel (former) is an excellent example of a late Victorian Free Classical building. The weatherboard façade has been given the look of a much heavier masonry building with the use of timber quoins on the corners and a solid cornice around the building. Despite more recent alterations, the facades on Queen and King Street still portray the early design considerations of the place.

The place was designed by notable Auckland architect W H Skinner and is one of the most important surviving intact examples of his work. The detail of the design contributes to a grandiose style, with the decorated, dominating bays facing King Street. Other contributors to later additions were all prestigious Auckland architects, John Currie, Daniel Boys Patterson and George E Tole. The additions and alterations they designed for the building were all complementary to the original hotel. They all had a substantial repertoire of notable work in Auckland reinforcing the importance of this building not only in Northcote but in the Auckland region.

The Northcote Hotel (former) has **outstanding regional** physical attributes value.

Aesthetic

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

The place has outstanding local aesthetic value as a landmark building in Northcote. Located on a corner site that fronts three roads, the building holds a commanding presence on the streetscape. With the benefit of the large garden frontage on King Street, the striking nature of the building, particularly the imposing and beautifully detailed front façade, can be fully appreciated. Clearly originally aimed to impress the traveller or tourist arriving from the ferry, the building has a strong visual appeal, picturesque in its setting, with a presence like no other in Northcote. This presence continues as the place still dominates the Northcote landscape when viewed travelling north on the Harbour Bridge.

The Northcote Hotel (former) has **outstanding local** aesthetic value.

Context

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

The place has regional significance for its association with a small, dispersed group of surviving early traveller's and destination hotels across the Auckland region. On the North Shore, the Masonic Hotel, originally built in 1866 (although this hotel has little original fabric left as it was completely rebuilt in 2007), and the Esplanade Hotel built in 1901, are examples. Falls Hotel in Henderson, built in 1873, is another.

On a more local scale, the place has considerable context value for its contribution to the locality and streetscape of Northcote Point. Although the area has developed substantially since the tavern was constructed and the area has become more residential, the area remains a well-established late 19th early 20th century location. The Northcote Hotel (former) contributes to the character and the sense of place of the locality.

The Northcote Hotel (former) has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Constructed in 1889 on the site of three preceding hotels, the Northcote Hotel (former), then known as the Northcote Hotel, is an excellent surviving example of a late 19th century resort-style hotel. It is also one of few suburban timber hotels remaining in Auckland that date from the early settlement period of the region. Advertising activities such as lawn tennis and swimming, along with fine dining and convivial hosts, the hotel attracted holiday makers and travellers from various parts of the region and beyond. It was associated with leading brewers and hoteliers in late 19th and early 20th century Auckland.

The history of the place is enhanced by the earlier hotel buildings on the site and the former landlords. The place is associated with Philip Callan, who built the first hotel on the site as a tourist destination, and who was one of the earliest settlers in the area. His name at the time was synonymous with the locality, with the area referred to as Callan's Point. The place has meaningful associations with publican, Michael Walsh, who was a well-loved member of the Northcote community, and brewer and hotelier, Moss Davis, who was a successful and highly respected Auckland businessman.

Grand in form, designed in the Italianate style, the Northcote Hotel (former) has an imposing presence in Northcote. Designed by notable architect, W H Skinner, with early alterations undertaken by a number of prominent Auckland architects, the place has generally retained its original form and style.

A local landmark in the area, the place has picturesque qualities enriched by its setting. Contributing to the local streetscape, the place adds to the character and the sense of place of Northcote Point.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|--------------------|
| A- Historical | Outstanding | Local and regional |
| B- Social | Outstanding | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Moderate | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Outstanding | Regional |
| G- Aesthetic | Outstanding | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Northcote Hotel (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place be included in Schedule 14.1 as a category A place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Change of name – Northcote Hotel (former)
- Primary Feature – Hotel
- Amend legal description
- Change to exclusions – added additions made after 1970 when it was turned into a tavern and extensive alterations took place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---------------------------------|----------------------------------|--|----------|------------------|-----------------|------------------------|---|---|---|
| 00917 | Northcote Tavern Hotel (former) | 37 Queen Street, Northcote Point | Pt Lot 7 DP 23966; Lot 4 DP 4 DP 23966; road reserve | A* A | Tavern Hotel | A, B, F, G, H | Refer to planning maps | Interior of building(s); free-standing garage; <u>post-1970 additions</u> | | |

Planning maps

No changes proposed.

Evaluator

Megan Walker, Specialist Historic Heritage
October 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
17 November 2020

Northcote Post Office (former) - ID 00920

115 Queen Street, Northcote Point



Figure 66: Northcote Post Office (former) (Auckland Council August 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Northcote Post Office (former) in Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁴⁴⁹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

⁴⁴⁹ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 11 August 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00920 |
| Place Name/and/or Description | Northcote Post Office (former) |
| Verified Location | 115 Queen Street, Northcote Point |
| Verified Legal Description | Lot 1 DP 122388; road reserve |
| Category | A* |
| Primary feature | 1929 portion of building |
| Known Heritage Values | A, B, F, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s); later additions |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 67. Historic Heritage Overlay Extent of Place (EOP) for ID 00920 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The place was originally scheduled in the North Shore City District Plan 2002 as a category A place. It was called “Former Northcote Post Office (1929 building exterior only)”.

The place was included in the AUP as a category A* place, named Northcote Post Office (former). The place is also identified as a character-defining building in the AUP Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is identified in the Auckland Council Cultural Heritage Inventory as Northcote Post Office (former) (ID 12970).

History

The first Post Office in Northcote was established in John Groat Denby’s store in Stokes Point (now Northcote Point) in 1874. Mail was received three times a week from Devonport, Lucas Creek and Dairy Flat until the early 1880s when it was received directly from the city by boat. In 1882 a separate telephone office was opened and, three years later, bureau facilities to administer toll calls.

In 1893 the Post Office was in a different location and was run by Mr and Mrs Lepper in their home near the Northcote wharf. Four years later the telephone office was moved to the Post Office. In 1902 money order and savings bank facilities were added. When the Lepper’s moved to a new house in the same year, following the destruction of their residence, the Post Office and its facilities moved with them. A new room provided in the front of their house at 60 Queen Street⁴⁵⁰ was dedicated for post office services. A telephone exchange with six subscribers was added in 1910.

For many years, the Northcote Borough Council agitated for the construction of a purpose-built post office to serve the growing district.⁴⁵¹ In 1928 the construction of the Northcote Post Office was authorised by the New Zealand Post and Telegraph Department. The Government Architect, John Mair, was instructed to prepare plans.⁴⁵²

There were two sites in the district owned by the Post and Telegraph Department, one adjacent to the existing post office run by Mrs Lepper⁴⁵³ and the other opposite the new Onewa Picturedrome,⁴⁵⁴ (now the Bridgeway) on the corner of Queen Street and Grenville Road (now Bartley Street). The second site was chosen and by March 1929, the Public Works Department was advertising for tenders.⁴⁵⁵ By June 1929, a tender had been accepted for a contract to the value of £1777. The contractor was J B Ferguson.⁴⁵⁶

The new post office was opened on 9 September 1929 by the Postmaster General, the Hon. J B Donald. The Northcote mayor, Arthur Greenslade, and the MP for Waitemata, Alexander Harris were also in attendance. At the opening, Mrs Lepper, who had occupied the role of postmistress for 36 years, was honoured with a bonus cheque and a valedictory letter. Mrs Lepper, who had received a stipend of £20 a year from the Post and Telegraph Department, was retired and replaced by a permanent official, a Mr W P Hay.⁴⁵⁷

Immediately after the opening ceremony, the first direct telegram to be transmitted from Northcote was sent by the Postmaster General to the Prime Minister, Sir Joseph Ward. It expressed an

⁴⁵⁰ AUP Schedule ID 00919

⁴⁵¹ *Auckland Star*, 1 November 1922.

⁴⁵² Auckland Council Property file

⁴⁵³ Mr. Lepper died in 1906 and his wife Edith continued to run the Post Office until 1929.

⁴⁵⁴ AUP Schedule ID 00921

⁴⁵⁵ *New Zealand Herald*, 6 March 1929

⁴⁵⁶ *Auckland Star*, 7 June 1929

⁴⁵⁷ *Auckland Star*, 10 September 1929

appreciation from the Mayor of Northcote, Councillors and citizens of Northcote for the construction of the Post Office. In his speech, the Postmaster General referred to the good business the department was doing in Northcote. In 1928, the department figures showed that letters and articles posted in Northcote totalled 87,460 and postage revenue was £547. Money orders were issued for £2280 and were paid for £2081, while savings bank deposits were £5411 and withdrawals £3214. Telegrams sent were 1614 and received 3867.⁴⁵⁸

The new post office was described as a single storeyed structure finished in white cement. It included a mailroom, 32 foot (ft) by 19ft, a 17ft by 12ft public space, a store, a telephone toll cabinet and a strong room.⁴⁵⁹



Figure 68. The opening ceremony for the Northcote Post Office on 9 September 1929 demonstrating what the building looked like originally. (Auckland Libraries Heritage Collections N0111015).

After the ceremony, afternoon tea was provided by the Northcote Borough Council in the Palais Theatre⁴⁶⁰ across the road for all attending the opening.

Following the completion of the Auckland Harbour Bridge in 1959 the centre of Northcote shifted away from the wharf as a new town centre was established to the north of the Northcote Point peninsula. A small agency post office was built in the new town centre and was called Northcote Central. It was eventually replaced with a more substantial post office building in 1964/65 in Pearn Crescent.

Despite the shift of the commercial centre, the post office at 115 Queen Street continued to operate as a viable service as indicated by the addition of a concrete block extension made to the rear of the building in 1972, along with ramp access in 1973. Designed by Rigby Mullan, the 111m² extension was to accommodate mail handling and the postmen's delivery operations.

⁴⁵⁸ *Auckland Star*, 10 September 1929

⁴⁵⁹ *Ibid*

⁴⁶⁰ This is now the Bridgeway Theatre. The Bridgeway had several name changes including the Onewa Picturedrome and at this time in 1929 it was called the Palais Theatre.

On 6 December 1976, the Northcote Central Post Office was renamed the Northcote Post Office. The former Northcote Post Office at 115 Queen Street was renamed the Northcote Point Post Office.

After continually serving the community since it first opened on 9 September 1929, the Northcote Point Post Office was closed on 5 February 1988, as part of a move to close small uneconomic post offices across the country.⁴⁶¹

The building has consistently been repurposed. It is currently used as a restaurant.

Physical Description

Designed in an Inter-War Stripped Classical style, the original 1929 section of the building has a hipped roof with Marseilles tiles. Steel framed multipaned windows feature on the original section of the building. The brick walls of the building are cement rendered with triangular parapets on the street facades and a moulded cornice below the parapets. A single glazed entrance is located on the Queen Street side with a multipaned top light. The year 1929 is inscribed above the door.

The 1972 addition at the rear of the building is proportionate to the original building. Slightly larger, extending the width of the original section with a flat roofline, the concrete block addition is unadorned and completed in the same render to add some uniformity. The extension has more recently (since 2013) been altered to enlarge the windows on the Bartley Street façade and at the rear. There is also a rear door entrance to the building.

A large car park is situated at the rear of the place.

John Thomas Mair (1876 -1959)

Architect John Mair was the Government Architect between 1923 to 1941 and was responsible the design of most of the government buildings within New Zealand during that time. These buildings include the Hamilton City Courthouse (1931) the Rotorua Blue Baths (1929), the Government Life Insurance Building in Wellington (1936) and the Jean Batten building (now a façade) in Queen Street (1939). Other post offices he designed include the Napier City Post Office (1930), High Street Post Office, Christchurch (1932), and the Cambridge Terrace Post Office, Wellington (1932). His largest building was the Moderne styled Departmental Building in Stout Street, Wellington, built in 1937. This was the largest office building in New Zealand at the time.

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 Northcote Post Office (former) has considerable historical value for its association with the New Zealand Post and Telegraph Department (in 1959 renamed the New Zealand Post Office) during a key period of growth and advancement in the country's postal and communications network. The place is of value for reflecting the increased physical government presence in local communities during the first decades of the 20th century.

Established as the first purpose-built post office in the area in 1929, the construction of the place reflects an important time in the history of the development of Northcote. After several representations made by the Northcote Borough Council on behalf of the citizens of Northcote, the

⁴⁶¹ 432 Post offices were closed that day across New Zealand.

new post office was a local political achievement. Substantial revenue earned by the post office already in place, from a shop attached to the house of Mrs Lepper, who had been managing all post office business in the area since 1893, was another persuasive detail influencing the decision to build the place.

The Northcote Post Office (former) has **considerable local** 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 place played a large part in the community as the former Northcote Post Office for almost 60 years offering a postal agency, savings bank and telephone exchange, all integral to the provision and development of communication in the locality. A place of public communication and interaction within the community, the former post office maintained a close association with the Northcote community with whom it was once held in high public esteem. As a historic marker, the place has been retained, embracing a change of use, still serving the community as a local restaurant and is commonly known as the former post office. As such, the place represents an important aspect of a collective remembrance, the meanings of which should not be forgotten.

The Northcote Post Office (former) has **considerable 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 Northcote Post Office (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the former post office.

The Northcote Post Office (former) 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.

Established as the first purpose-built post office in Northcote, the place is a tangible reminder of the important role postal service played in the locality, demonstrating a custom and process that was once common, but is now rare. However, the potential of the place to yield meaningful information not already available from other sources is limited. The place is considered to have little knowledge value.

The Northcote Post Office (former) has **little local** knowledge value.

Technology

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

Built of standard, readily available materials during the early decades of the 20th century, the place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials. As such, the building is not known to have technology value.

The Northcote Post Office (former) has **no known** technology value.

Physical attributes

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

The Northcote Post Office (former) is a good intact representative of a Stripped Classical style public service building designed by Government Architect, John Mair. A popular form of interwar architecture, the design of the former Northcote post office was a fashionable style used in other commercial buildings at the time, throughout New Zealand. It was built after an era of more elaborately styled post offices and prior to John Mair's more decorative Art Deco designs for public buildings. The emphasis at the time was on function, structure and volume as opposed to a stylistic treatment of the building fabric. The 1972 addition is proportionate to the original building and does not detract from the earlier form.

As Government Architect for 20 years, John Mair was responsible for a number of notable government buildings throughout New Zealand. Some of his best-known works include Rotorua's Blue Baths (1929), the Hamilton Courthouse (1931), the Government Life Office in Wellington (1936) and the Departmental Building in Wellington (1937). Mair's work, during his period as Government Architect, is highly respected and has shaped an enduring legacy to commercial interwar architecture in New Zealand.

The Northcote Post Office (former) has **considerable local** physical attributes value.

Aesthetic

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

Located on a corner site at the junction of Queen and Bartley Streets, the building is a prominent historic landmark in Northcote Point. The building is visually distinctive in its domestic setting, encouraged by its more monumental character as it sits on the street edge with no residential setback. However, the scale and style of the design is carefully moderated to fit in with the residential context. Using a domestic roof form and a scale in keeping with neighbouring homes, the place exhibits a rare aesthetic enhancing this blend of commercial and domestic architecture. The use of elements to break up the street façade and multipaned steel windows also add to the aesthetic appeal of the place, providing a delicate appearance to an otherwise commercial form.

The Northcote Post Office (former) has **considerable local** aesthetic value.

Context

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

Occupying this corner site since 1929, the Northcote Post Office (former) is part of the historical and current landscape of Northcote Point. Amongst a sparse scattering of commercial buildings in the locality, most of which are from the first two decades of the 20th century, the post office demonstrates later commercial development in Northcote Point. The most relevant contemporary commercial structure is the Bridgeway Cinema (1927) directly across the road from the post office. The place also has a contextual relationship with the earlier home used as a post office in Northcote Point between 1902 and 1929, known as Lepper's Post Office at 60 Queen Street.

The shift of central Northcote following the construction of the Harbour Bridge changed the context of the area considerably to a more residential village setting. However, the place sits comfortably within this village context contributing to its sense of place.

The Northcote Post Office (former) has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Built in 1929, the Northcote Post Office (former) is an excellent example of Interwar Stripped Classical commercial architecture designed to integrate with a residential context. Designed by notable Government Architect, John Mair, particular attention was paid to its response to the urban environment, which was a novel approach in the early 20th century.

As a purpose-built post office, the place has considerable value for its association with the New Zealand Post and Telegraph Department during a period of development in the country's postal and communications network and also reflects the ongoing development of Northcote prior to the Auckland Harbour Bridge being built in 1959.

Formerly a place of communication and interaction within the community, the place reflects the close association it had with the Northcote community over a period of almost 60 years and is still recognised for its former role despite undergoing a change of use to become a local restaurant. Visually appealing, the building is a local landmark and contributes strongly to the local context of the Northcote Point locality.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|---------|
| A- Historical | Considerable | Local |
| B- Social | Considerable | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Little | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Northcote Post Office (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Add Aesthetic (G) as a heritage value
- Exclusion to read Interior of building(s); 1972 addition
- Extent of place to be altered to remove car park which does not contribute to the history of the place.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--------------------------------|-----------------------------------|-------------------------------|----------|--------------------------|-----------------|------------------------|--|---|---|
| 00920 | Northcote Post Office (former) | 115 Queen Street, Northcote Point | Lot 1 DP 122388; road reserve | A* B | 1929 portion of building | A,B,F,G, H | Refer to planning maps | Interior of building(s); later additions <u>1972 addition</u> | | |

Planning maps



Figure 69. Recommended change to Extent of Place shown in red outline.

Evaluator

Megan Walker, Specialist Historic Heritage, November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 18 November 2020

Bridgeway Cinema and shops – ID 00921

120-128 Queen Street, Northcote Point



Figure 70: Bridgeway Cinema and Shops (Auckland Council, 28 October 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of Bridgeway Cinema and shops in Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁴⁶². Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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.

⁴⁶² AUP, D17.1 Background

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

A site visit was conducted on 28 October 2020, from the street.

SCHEDULING INFORMATION

| | |
|--|---------------------------------------|
| Schedule ID | 00921 |
| Place Name/and/or Description | Bridgeway Cinema and shops |
| Verified Location | 120-128 Queen Street, Northcote Point |
| Verified Legal Description | Pt Lot 1 DP 2133; road reserve |
| Category | A* |
| Primary feature | Cinema/shop complex |
| Known Heritage Values | A, B, F, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 71: Historic Heritage Overlay extent of place (EOP) for ID 00921 (Auckland Council GeoMaps).

HISTORICAL SUMMARY

Planning background

Bridgeway Cinema and shops was originally scheduled in the North Shore City Council District Plan 2002 as a category A place and named Bridgeway Cinema and Shops.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is identified in the Auckland Council Cultural Heritage Inventory as Bridgeway Cinema & Shops (ID 12971).

History

In November 1926, newspapers first reported that a new theatre was to be built in Northcote, to replace a hall that had proven inadequate for the entertainment of a growing population. The new theatre was to be called the Seaside Picture Theatre and plans had been drawn up by notable architect, A Sinclair O'Connor. The proposed theatre was to be of reinforced concrete, with a Renaissance style frontage of three storeys at a cost reported as running into five figures. An elaborate interior was proposed, with a level ground floor to hold dances and socials and with seating in the theatre for up to 700 people. Tenders were soon to be advertised.⁴⁶³

There must have been competing interests to open a new theatre in Northcote, as in the same month there was an advertisement lodged by E J Fraser for a very different and much simpler style of theatre, which included a transport depot. The advertisement called for tenders to build a hall and shops along with a garage and service station located on the corner of Clarence Road and Queen Street, with plans and specifications to be seen at the Waitemata Bus and Transport Company Ltd.⁴⁶⁴ It was this theatre that was built. Local builder Horace H Stringer was the designer.⁴⁶⁵ By December the contract had been let to contractors Hall and Broady and the new building was estimated to cost £7,000.⁴⁶⁶

The owner of the proposed new complex was Ernest John Fraser. Following his return from World War I, Fraser was largely responsible for the establishment of the Waitemata Bus and Transport Company in 1923,⁴⁶⁷ and was the manager of that company.⁴⁶⁸ Early bus services on the North Shore were established to connect the ferry wharves with the main commercial and residential centres. Prior to building the more substantial depot that adjoined to the theatre, buses had been housed in a timber garage on the site behind at the rear of the theatre.⁴⁶⁹

Ernest Fraser was from a local well-known Northcote family. His father, George Fraser, was the Mayor of Northcote from 1912 until 1917 and Managing Director of the leading Auckland engineering firm George Fraser and Sons, which was established by George Fraser Senior in 1862⁴⁷⁰ and which operated until 1952.⁴⁷¹ George Fraser had purchased the land the theatre, shops and bus depot was built on in 1900, as part of a larger purchase that included land leading down to Hall's Beach in Shoal Bay. Ernest Fraser served on the Northcote Borough Council from 1927 until 1929 and was president of the Northcote Businessmen's Association at the time of his death.⁴⁷² He died in an accident on 26 July 1930.⁴⁷³

The theatre was opened on 28 June 1927 by Northcote Borough Council Mayor, A E Greenslade and was called the *Onewa Picturedrome*. In his opening speech the mayor declared the new concrete building to be '*an important milestone in the business progress and the social advancement of the*

⁴⁶³ *New Zealand Herald*, 18 November 1926.

⁴⁶⁴ *New Zealand Herald*, 26 November 1926.

⁴⁶⁵ Auckland Council Property Files; *Auckland Star*, 27 June 1927

⁴⁶⁶ *Auckland Star*, 17 December 1926

⁴⁶⁷ *New Zealand Herald*, 2 November 1926

⁴⁶⁸ *New Zealand Herald*, 28 July 1930

⁴⁶⁹ There is a large red barn like building behind the theatre which appears to be the original depot for Fraser's buses. Ernest Fraser's parents lived in the house behind this bar at 4A Clarence Road. It would seem likely that the depot would run from this property.

⁴⁷⁰ George Fraser and Sons under the name of the *Phoenix Foundry* produced the first effective flax milling machine which was largely responsible for the establishment of the success of the flax milling industry in New Zealand. (*New Zealand Herald*, 26 September 1900).

⁴⁷¹ *The Geography of Manufacturing of Auckland, Volume 2*

⁴⁷² *Ibid*

⁴⁷³ *New Zealand Herald*, 28 July 1930

*district. These business premises constituted a vast improvement to the main street and were calculated to prove of great service to the whole borough.*⁴⁷⁴

The Auckland Star reported that the building consisted of a spacious garage and service station (100ft by 40ft) for the Waitemata Bus and Transport Company and three shops were to be occupied by bootmakers, Messrs. P King, confectioner, J Brennan, and a chemist, F J Hallett. The large theatre on a single floor (77ft by 40ft) was leased for six years to R H Bretnall for three nights a week. The exterior of the building was painted white.⁴⁷⁵ The mayor continued to say, *'These important business and social facilities had been made possible by the commendable enterprise of Messrs. E J Fraser and Company, whose firm had backed its great faith in the future of the district by a substantial financial outlay.'*⁴⁷⁶

The new theatre took on a myriad of social events from the outset. As well as showing movies, newspaper reports described social gatherings and meetings such as a fancy-dress ball for the Birkenhead and Northcote Tennis Club⁴⁷⁷, 'ladies' night' for the Birkenhead and Northcote Orphans Club⁴⁷⁸, Northcote School Concerts⁴⁷⁹, and ratepayer's meetings⁴⁸⁰.

The Waitemata Bus and Transport Company depot adjoined at the rear of the theatre and shops. The depot housed the buses that covered the route from Northcote wharf to Onewa Road (but only as far as Calliope Road, now Wernham Place) and an irregular service to Milford.⁴⁸¹ In the Clarence Road depot, the company also provided a service centre for vehicles of any type, cycles and machinery.⁴⁸² The provision of bus services played an important role in the development of Northcote and Birkenhead and was associated with residential expansion and commercial development. An early horse-drawn bus service operated in Northcote from the wharf. By 1936 there were five bus companies operating.

By 1928 the name of the theatre had changed to the *Palais Theatre*.⁴⁸³ At that time the theatre was also reported to be used for holding evening commemoration services on Anzac Day.⁴⁸⁴

Following Fraser's death in 1930, the building continued to be owned by the Fraser family and remains in their ownership today.

In April 1932, the theatre lease was taken over by Amalgamated Theatres Limited and it was renamed *Kings Theatre*.⁴⁸⁵ The theatre continued its role as a combination of movie theatre and as a venue for social gatherings. In 1940, the theatre lease was sold to a syndicate which included cinema entrepreneur, Henry Hayward.⁴⁸⁶ The venue continued in its mixed use.

In the 1950s, Colin Greenslade took over the management of the theatre and, in conjunction with the E J Fraser & Co. and other shareholders, an ambitious reconstruction of the entire building took place

⁴⁷⁴ *Auckland Star*, 29 June 1927

⁴⁷⁵ *Ibid*

⁴⁷⁶ *Ibid*

⁴⁷⁷ *Auckland Star*, 12 August 1927

⁴⁷⁸ *Auckland Star*, 18 August 1927

⁴⁷⁹ *Auckland Star*, 13 October 1927

⁴⁸⁰ *Auckland Star*, 28 October 1927

⁴⁸¹ 2-22 Verran Road, Birkdale Birkenhead Bus Depot Heritage Assessment, Matthews and Matthews Architects Ltd

⁴⁸² *New Zealand Herald*, 18 December 1926

⁴⁸³ *New Zealand Herald*, 27 November 1928

⁴⁸⁴ *New Zealand Herald*, 4 April 1931

⁴⁸⁵ *New Zealand Herald*, 16 April 1932

⁴⁸⁶ Hayward created a chain of cinemas in New Zealand as part of an amalgamation, Fuller Hayward.

in 1953-1954. The architect was Fred G Gregory.⁴⁸⁷ The flat floor was cut away from the walls and jacked up 1.5 metres at the rear, to give good vision from every seat. The stage and supper room were dropped to form a part of the auditorium floor, while a dividing wall at the entrance was removed, exposing a shop now becoming a part of the present foyer. The interior was redecorated in pastel shades.

In 1954 the Waitemata Bus and Transport Company was bought by North Shore Transport⁴⁸⁸ and within a few years the buses were relocated to the North Shore Transport depot in Takapuna. The construction of the Auckland Harbour Bridge changed the dynamics of travel and the need for the commuter service the bus service offered from the ferry, with bus companies now transporting their passengers from the North Shore to the city.

In the 1950s, a competition was run to rename the theatre. Apparently, there was some public confusion where the Auckland Harbour Bridge was going to be positioned and the belief was that it would anchor at the bottom of Queen Street, and all bridge traffic would pass by the theatre. The name *Bridgeway* was chosen.⁴⁸⁹

The newly modelled *Bridgeway* was popular for ballet and opera performances as well festival films. Within twelve months of opening, it was screening six nights a week with two matinees on Saturdays. The annual Christmas matinee was a big event which included Santa arriving at the theatre with big bags of sweets and give-aways.

In the 1960s, Sunday movies became popular and Tuesday morning matinees became a regular feature.

The Bridgeway was closed briefly in 1987 as part of a commercial decision when the Glenfield Centre Cinema opened.⁴⁹⁰ However, two people, Kelly Rogers and Matthew Stevens, with cinematic and film industry experience, saw an opportunity to turn the Bridgeway into something quite different to the larger cinema centres and they acquired the business. They wanted to establish a cinema club and orientate certain showings towards senior citizens, family groups and art buffs.⁴⁹¹

Between 1994 and 2000 the place was refurbished with alterations to the foyer and café established in the place of the former shops. Original columns and arches were restored, and a second cinema was established within the building, replacing the old bus barn which was no longer used as a depot. The architects were Nicholas Stevens and Walker. The Bridgeway continues to operate as a popular theatre with a licensed café that attracts patrons from well outside the locality.

Physical Description

The front section of the building which faces Queen Street was designed in the Inter-War Stripped Classical style. A low parapet sits above the verandah awning with the columns between each opening being expressed at a higher level, dividing the parapet into sections, each one being embellished with a simple plaster moulding. Segmental arches form the top of the windows and openings beneath the verandah canopy. These are highlighted with mouldings around each opening. Each window has a top light with mullions separating panes within the top light. The verandah canopy ceiling is decorated

⁴⁸⁷ Auckland Council Property Files

⁴⁸⁸ 2-22 Verran Road, Birkdale Birkenhead Bus Depot Heritage Assessment, Matthews and Matthews Architects Ltd

⁴⁸⁹ <https://www.bridgeway.co.nz/history> accessed 7 December 2020

⁴⁹⁰ *North Shore Times Advertiser*, 31 March 1987

⁴⁹¹ *North Shore Times Advertiser*, 13 October 1987

with board and batten detailing. Built of reinforced concrete, with timber joinery, the original exterior fabric, apart from some minor alterations to the fenestration, is still very intact.

The rear section and the part of the building facing Clarence Road is a large barn-like structure with twin gables with one part originally designed as a hall and the other as a garage. The façade facing Clarence Road is still defined by the large openings that once housed the buses, some of them now filled in.

Original shop fronts have undergone some reconfiguration and the interior has been altered dramatically over the life of the building. However overall, the form and design of the building is very much intact.

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 Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former)⁴⁹² has historical value for its association with an important time in the historical and social development of Northcote. Opened by Mayor Greenslade in 1927, the complex of a hall/theatre (known as the Onewa Picturedrome), three shops and the Waitemata Bus and Transport Company garage and service station was regarded as a much-needed entertainment venue for the community as well as fulfilling local business needs.

The place is associated with the Fraser family who are longstanding residents of Northcote having lived in the area since at least 1900 and who contributed as local politicians to the development of the area. Part of the pioneering and leading Auckland engineering firm, George Fraser and Sons Ltd, the Fraser family provided the land for the enterprising scheme and built the complex and still own the land today.

In its association with the Fraser family, the place has value for its relationship with Ernest Fraser and his company, the Waitemata Bus and Transport Company which is one of the earliest North Shore motorised bus services. Established around 1923, the bus company provided the necessary service of transporting commuters from the Northcote ferry terminal to major commercial and residential areas.

The place has regional value in its association with the development of suburban picture theatres in the 1920-1930 period in Auckland. Many of these theatre buildings remain today but only some are still used for their original purpose. Although the bus depot and former shops are no longer operating, the place has historical value for retaining its original use as a theatre. Unlike other theatres built at this time, the place is progressive for its time in providing a multi-functional complex that not only provided entertainment, but also a small retail and business hub along with a local bus depot and service station.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has overall **outstanding local** historical value.

⁴⁹² The name of the place is proposed to be changed through this review. The name will be used from this point forward.

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 Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) is an icon in the locality that both the local community and people beyond identify with. As a popular theatre that has operated since 1927, the place is held in high esteem by the community. The theatre plays an important role in defining the communal and cultural identity of the locality. The adaptation of the former shops to become a café and part of the theatre foyer, has provided for the continuing social needs of the community while guaranteeing ongoing use of the building, enabling the enduring association with the community. In the past, the former bus depot also had a longstanding association with the community and the place reflects the way of life in Northcote prior to the construction of the Auckland Harbour Bridge, when city commuters used the bus service to travel from the ferry.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has **considerable 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 Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the former cinema/shops/transport company.

The Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) 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 Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) contributes to our knowledge and understanding of early suburban theatres in Auckland, and as a former bus depot, contributes knowledge of how buses were garaged and managed and how they serviced commuters on the Northcote ferry. There is potential to understand how the shops operated through interpretation. However, considerable changes to the interior of the building have reduced the ability to appreciate the early character of what was once a social and commercial complex.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has **moderate local** knowledge value.

Technology

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

The reinforced concrete block construction method is typical for the time it was built, and there have been a number of internal alterations over the life of the building. As such, the place is considered to have no technology value.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has **no known** technology value.

Physical attributes

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

The Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has considerable physical attributes value as an important example of the work of its designer, Horace H Stringer, who was a local carpenter also responsible for design of St Aiden's Presbyterian Church⁴⁹³ in Onewa Road.

Although the former shop fronts have undergone some reconfiguration and the interior has been altered considerably over the life of the building, the exterior form and design of the building is still very much intact. Unlike most other theatres of its time, the building has a single storey front façade. The large barn-like structure at the rear of the theatre foyer area creates an awkward juxtaposition of style and proportion. The more refined Stripped Classical architecture of the front of the building is a complete contrast of type and scale to the bulky industrial former garages. This is further demonstrated by the large twin gables which dominate the street appearance of the Queen Street façade, and the connection between the two forms on Clarence Road. The high integrity of the exterior of the building enables the individual to be able to visualise its original purpose.

The place is unique in its design for the time it was built, to accommodate the range of uses. An early version of a multifunctioning complex, the building is an excellent surviving example of this type.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has **considerable local** physical attributes value.

Aesthetic

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

Located on a prominent corner next to a reserve, the Bridgeway Cinema/shops(former)/ Waitemata Bus and Transport Company (former) is a distinctive visual landmark in Northcote Point. The refined treatment of the theatre and former shop fronts is aesthetically pleasing with the use of segmental arches on the windows and columns along with the moulding detail on the façade and the parapet.

Bridgeway Cinema/shops(former)/Waitemata Bus and Transport Company (former) 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.

Occupying this corner site since 1927, the Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) is part of the historical and current landscape of Northcote Point. Amongst a sparse scattering of commercial buildings in the locality, most of which are from the first two decades of the 20th century, the place demonstrates later commercial development in Northcote Point. The most relevant contemporary commercial structure is the former Northcote Post Office⁴⁹⁴

⁴⁹³ AUP Schedule 14, ID 00913

⁴⁹⁴ AUP Schedule 14, ID 00920

(1929) directly across the road. The shift of central Northcote following the construction of the Harbour Bridge changed the context of the area considerably to a more residential village setting. However, the place sits comfortably within this village context contributing to its sense of place.

In a wider context the place plays an important role as part of a small group of suburban theatres that are still in use in the region, including the Lido Theatre (1924) in Manukau Road, the Capitol⁴⁹⁵ (1922) in Balmoral, the Hollywood Cinema⁴⁹⁶ (1924) in Avondale, the Crystal Palace⁴⁹⁷ (1929) in Mt Eden, and the Victoria Theatre ⁴⁹⁸(1929) in Devonport.

In the context of bus depots throughout the region, there is only one other surviving example from the early days of motorised bus services and that is the Birkenhead Transport Company Bus Depot in Verran Road (1933). A much larger depot, this is a good comparison in style to the former Waitemata Bus and Transport Company Depot. Together they have a collective relationship in a wider heritage context.

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) has outstanding local historical value for its role as a commercial and industrial complex that contributed to the historical and social development of Northcote. Built by Ernest Fraser on family land, the place is associated with the Fraser family who had lived in the Northcote community since 1900 and who still retain ownership. As a multi-purpose building, the place is associated with the Waitemata Bus and Transport Company, managed by Ernest Fraser, providing a bus service to the Northcote area and beyond from the ferry terminal at Northcote Wharf. The place also provided a purpose-built theatre for the community at a time when suburban theatres were becoming popular, along with a range of shops that helped fulfil local needs as the community grew.

The place is held in high esteem as a local marker that the community identifies with. A popular theatre, the place helps define the cultural identity of the community. Although the bus depot and shops no longer operate from the place, the important entertainment aspect of the place has been retained since it was first built in 1927. As the design of a local carpenter, Horace H Stringer, the building is unique in its original multi-functional design, the diversity of which is clearly exposed on the exterior, where a more refined Stripped Classical front façade is combined with a disproportionate bulky industrial barn.

The place contributes strongly to the local context and in its function, also has associations with a wider regional context.

⁴⁹⁵ AUP Schedule 14, ID 01644

⁴⁹⁶ AUP Schedule 14, ID 01853

⁴⁹⁷ AUP Schedule 14, ID 01747

⁴⁹⁸ AUP Schedule 14, ID 01132

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Place Name Change –Bridgeway Cinema/shops (former)/Waitemata Bus and Transport Company (former)
- Primary Feature Change – Building
- Add narrow land parcel to south of the cinema (LOT 6 DP 123599) to the legal description, as the cinema is built to the edge of the adjacent land parcel
- Amend extent of place (see below)

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---|---------------------------------------|--|-------------|---|-----------------|------------------------|-------------------------|---|---|
| 00921 | Bridgeway Cinema/ and shops (former)/ <u>Waitemata Bus and Transport Company (former)</u> | 120-128 Queen Street, Northcote Point | Pt Lot 1 DP 2133; <u>LOT 6 DP 123599;</u> road reserve | A* <u>B</u> | Cinema/shop Complex <u>Building</u> | A,B,F,H | Refer to planning maps | Interior of building(s) | | |

Planning maps

Amend the extent of place to include the narrow land parcel to the south of the cinema as shown below (LOT 6 DP 123599).



Evaluator

Megan Walker, Specialist Historic Heritage
December 2020 (updated August 2021)

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
December 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
12 January 2021 (updated August 2021)

THOMAS HILDITCH SHOP, DWELLING AND WORKSHOP (FORMER) – ID 00922
130 Queen Street, Northcote Point



Figure 72: The Thomas Hilditch shop, dwelling and workshop (Auckland Council 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Thomas Hilditch shop, dwelling and workshop (former) to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁴⁹⁹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

⁴⁹⁹ AUP, D17.1 Background

Background and constraints

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

A site visit was conducted on 9 September 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00922 |
| Place Name/and/or Description | Thomas Hilditch shop, dwelling and workshop (former) |
| Verified Location | 130 Queen Street, Northcote Point |
| Verified Legal Description | Lot 1 DP 13328; road reserve |
| Category | A* |
| Primary feature | Shop; dwelling; workshop |
| Known Heritage Values | A, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |

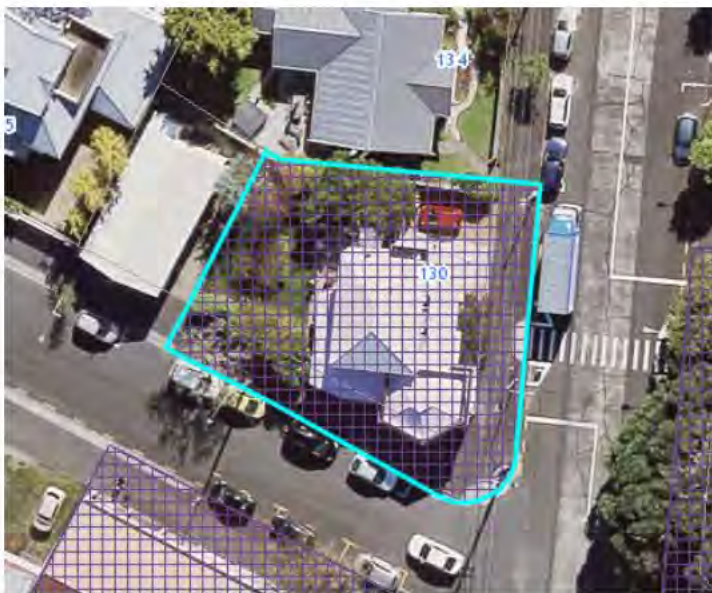


Figure 73: Historic Heritage Overlay Extent of Place (EOP) for ID 00922 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

The Shop at 130 Queen Street was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the Auckland Unitary Plan (Operative in Part) as a category A* place as “Thomas Hilditch shop, dwelling and workshop (former)”. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point.

The place is identified in the Auckland Council Cultural Heritage Inventory as Thomas Hilditch Shop, Dwelling & Workshop (former) (ID 3200).

History

The Thomas Hilditch shop, dwelling and workshop (former) is a group of buildings in Northcote Point that were constructed for Thomas Hilditch over a 30-year period.

Hilditch had been a Colour-Sergeant in Her Majesty's 80th Regiment in the British Army and served around the world, but most notably in India. He was renowned, specifically, for capturing the enemy's colours at the battle of Sobraon in 1846, and the captured flag has been displayed at Westminster Abbey since then.

In 1867, Hilditch arrived in Auckland aboard the *John Scott*. He was described as an entrepreneurial person and was associated with both the Saltwater Baths in Parnell and the Sulphur Works in Northcote Point. Sources indicate that, at different times, he was the manager of both places. When both of these operations eventually closed, Hilditch is said to have purchased their assets (specifically bricks and timber from old buildings and wharves) which he repurposed for building a large number of houses in Northcote Point. Hilditch also appears to have dabbled in market-gardening, growing strawberries and corn.

Hilditch was a well-known local figure, who held a number of civic appointments, including serving on the Cemetery Committee. Because of his military service, Hilditch is said to have participated in many Empire events as a veteran representative of the British Army. There are also reports that he had a flagpole in his front garden, and that he would sit on his verandah in full uniform with his medals to commemorate important British victories, such as the Battle of Trafalgar.

In 1872 he acquired the property at the corner of Queen Street and Clarence Road in Northcote Point (site of the subject place). In 1874 he purchased further allotments at the rear, eventually acquiring five acres. Hilditch relocated to Northcote Point from Auckland City in 1884 but did not appear to live on the property until around 1887. During the 1880s, he built (or had built) a U-shaped villa called “Somerset” on the property. This building is still present on site albeit, modified (this is the dwelling referred to in the place name).

Hilditch was married but did not have children. However, he funded the passage of his wife's nephew, Alfred Hurley and his family, to New Zealand. The Hurley's arrived in Auckland in 1884 on board the *Northumberland* and appear to have moved in with the Hilditch's at Somerset.

The “shop” first appears in a 1914 valuation roll. Hilditch applied for a stormwater consent in 1910, possibly coinciding with construction of the shop. The shop was an extension of “Somerset”, and the “workshop” was a separate building at the rear of the site, fronting Clarence Road. The shop appears to have been built for the Hurleys, who ran a drapery shop, greengrocer and cabinetmaking/undertaking business from the property.

Some sources indicate the Hurleys bought the property in 1908 from the Hilditch's, however Hilditch's will indicates that the property was bequeathed to the Hurleys around 1916. The Hurleys owned the property until around 1945.

The Hurley family became prominent figures in Northcote Point. Alfred Hurley was the local bus driver, plying the route from the Northcote Ferry wharf to Calliope Road and back. He served as a member of the Northcote Borough Council for 15 years and was the Council's representative on the North Shore Drainage Board for 12 years. For 34 years he was a volunteer fireman and later a Justice of the Peace prior to his death in 1980.

Physical description

The Thomas Hilditch “dwelling” was originally a U-shaped villa called Somerset and was built for the Hilditch’s in the 1880s. Around 1910, Thomas Hilditch commissioned a shop extension to Somerset, and a separate workshop building for his in-laws, the Hurleys. The corner shop is thought to have been designed by local architect Fred Souster, but this is unsubstantiated. The style is similar to Souster’s work elsewhere in the North Shore and features similar elements and details as Hellaby’s butcher shop in Birkenhead (which is known to be the work of Souster).

The shop was designed in the Edwardian Free Classical style. It is a pentagonal building that addresses the corner of the property. A pair of double-doors with a four-over-four light transom and side lights opens to the corner. The street-fronting facades are largely made up of large plate-glass windows with seven-over-seven light fixed sashes above. The pyramidal roof is concealed by a wooden parapet above a simple cornice supported by a number of brackets. Pilasters are used on either side of each window and door.

The U-plan villa has been altered throughout its history, including around 1910 when the shop extension was constructed, and more recently when a second storey addition was constructed. The second storey addition was consented while the place was scheduled. From Queen Street and Clarence Road, the addition is well-set back and of an appropriate scale. From the rear (which is only viewed from within the property and glimpsed from Clarence Road) the addition is fairly dominant. The design of the extension is modern, and the window joinery is unsympathetic.

The original workshop remains at the rear of the dwelling and shop, however it is not covered by the extent of place; the extent of place was removed from the workshop as part of a mediated outcome during the Proposed Auckland Unitary Plan.

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 Thomas Hilditch shop and dwelling⁵⁰⁰ have historical values for their associations with the Hilditch and Hurley families of Northcote Point. Thomas Hilditch was a prominent local figure, respected for his military and civic service, and admired for his entrepreneurial and experimental approach to business. In the 1880s, he funded the passage of his wife’s nephew, Alfred Hurley, to New Zealand. The Hurley family, in turn, became prominent in the community both through their businesses, which were operated from the subject site, and their long-held roles in the Northcote Borough Council and Northcote Drainage Board.

⁵⁰⁰ The name of this place is proposed to be amended through this review. The amended name will be used from this point forward.

The Thomas Hilditch shop and dwelling also demonstrate an early period of European settlement in Northcote Point, before the construction of the Harbour Bridge. The house and shop retain their original uses, which contribute to the historical importance of the place.

The Thomas Hilditch shop and dwelling (former) have **considerable local** historical values.

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 Thomas Hilditch shop and dwelling have social values for their long-standing association with Northcote Point. Since their construction, the buildings have been occupied by a series of shops and businesses that served the local community during a time before the widespread use of cars and home refrigeration. This place reflects the custom of and requirement for daily trips to neighbourhood shops located within walking distances of residential centres.

The Thomas Hilditch shop and dwelling are also familiar places within the community's consciousness and contribute to the distinctiveness of the locality. The place has been included in the Northcote Point Heritage Trail and the North Shore Heritage Thematic Review.

The Thomas Hilditch shop and dwelling (former) have **moderate local** social values.

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 Thomas Hilditch shop and dwelling has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the shop and dwelling.

The Thomas Hilditch shop and dwelling 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 Thomas Hilditch shop and dwelling have some knowledge values for their potential to be used to educate the public on the lives and works of two prominent Northcote Point families: the Hilditch's and the Hurleys. The place is privately owned, so interpretation would likely be located off-site, potentially at a local historical society or library.

The Thomas Hilditch shop and dwelling (former) have **moderate local** knowledge values.

Technology

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

The Thomas Hilditch shop and dwelling have no known technology values. The techniques and materials that were used to construct the group of buildings are well understood through other places and documents.

The Thomas Hilditch shop and dwelling (former) have **no known** technology values.

Physical attributes

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

The Thomas Hilditch shop and dwelling have physical attributes values as a representative example of a specific building type: a shop attached to a dwelling. This hybrid type was common throughout Auckland before the 1920s, but gradually faded to reflect changing habits in the way people shopped and travelled. Most examples of this type are modest, single level structures, however the Thomas Hilditch shop and dwelling are significant because of the unusual pentagonal form of the shop, which was specifically designed to address the corner. The Thomas Hilditch shop is also a good example of the Edwardian Free Classical style, which incorporates distinctive features of the style within a relatively small building, taking advantage of the unusual form. The shop is thought to have been designed by local architect Fred Souster, however this is unsubstantiated.

The Thomas Hilditch shop and dwelling (former) have **considerable local** physical attributes values.

Aesthetic

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

The Thomas Hilditch shop and dwelling have aesthetic values as a local landmark on a prominent corner in Northcote Point. Although of a small scale, the shop is built to the property boundary and addresses two street frontages. The strong visual appeal of the Edwardian Free Classical style also contributes to its prominence in this part of Northcote Point.

The Thomas Hilditch shop and dwelling (former) have **considerable local** aesthetic values.

Context

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

The Thomas Hilditch shop and dwelling have context values as part of a group of scheduled neighbourhood shops centred at the intersection of Queen Street and Clarence Road. Collectively, these places reflect the development and prosperity of the area from the 1880s and contribute strongly to the sense of place of Northcote Point. The wider context includes a relatively intact collection of late-nineteenth and early twentieth century residences that this group of shops would have served.

The two buildings also have context values as a group of inter-related buildings, with a shared history and association with this property in Northcote Point.

The Thomas Hilditch shop and dwelling (former) have **considerable local** context values.

STATEMENT OF SIGNIFICANCE

The Thomas Hilditch shop and dwelling are two connected timber buildings that were constructed and modified from the 1880s until the 1910s in Northcote Point. The buildings were constructed for Thomas Hilditch, a prominent local figure who was respected for his military and civic service and admired for his entrepreneurial skills. Hilditch funded the passage of his wife's nephew, Alfred Hurley, to New Zealand. Hurley also became a prominent figure in the locality for his long-held roles in the Northcote Borough Council and Northcote Drainage Board, and for the businesses he operated from Hilditch's shop.

The place also has value as an example of a shop attached to a dwelling. This hybrid type was common throughout Auckland before the 1920s, but gradually faded to reflect changing habits in the way people shopped and travelled. Most examples of this type are modest, single level structures, however the Thomas Hilditch shop and dwelling are significant because of the unusual pentagonal form, Free Classical style and local landmark presence on a prominent corner.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|---------|
| A- Historical | Considerable | Local |
| B- Social | Moderate | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Moderate | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Considerable | Local |

CATEGORY RECOMMENDATION

The Thomas Hilditch shop, dwelling and workshop (former) meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend the place name – the workshop is not managed as part of the place
- Amend primary features – remove the workshop
- Amend the known heritage values to include (f) physical attributes and (g) aesthetic

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---|-----------------------------------|------------------------------|----------|--|-----------------|------------------------|-------------------------|---|---|
| 00922 | Thomas Hilditch shop, <u>and dwelling and workshop</u> (former) | 130 Queen Street, Northcote Point | Lot 1 DP 13328; road reserve | A* B | Shop; dwelling; <u>workshop residence</u> | A, F, G, H | Refer to planning maps | Interior of building(s) | | |

Planning maps

No change recommended

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Peer Reviewer

Elise Caddigan, Built Heritage Specialist
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
12 October 2020

War Memorial Hall – ID 00924

2 Rodney Road, Northcote Point



Figure 74: War Memorial Hall (Auckland Council 22 September 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the War Memorial Hall to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵⁰¹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

⁵⁰¹ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

Site visits were conducted on 3 August 2020 and 22 September 2020.

SCHEDULING INFORMATION

| | |
|---|---|
| Schedule ID | 00924 |
| Place Name/and/or Description | War Memorial Hall |
| Verified Location | 2 Rodney Road Northcote Point |
| Verified Legal Description | Lot 2 Allot 53 Parish of TAKAPUNA; road reserve |
| Category | A* |
| Primary feature | Hall |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 75: Historic Heritage Overlay Extent of Place (EOP) for ID 00924 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

The War Memorial Hall was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is identified in the Auckland Council Cultural Heritage Inventory as War Memorial Hall (ID 12973).

History

Following World War II (WWII), the communities of New Zealand centred their attentions on establishing local memorials that provided a practical use to commemorate those who served overseas. A memorial in Northcote had already been built following World War I (WWI).⁵⁰²

In October 1946, in a national pledge to all communities, the government offered £1 for every £1 raised by the public to build memorials to those who died in WWII. The Minister of Internal Affairs, W. E. Parry, announced the new policy on war memorials to every local authority. The focus of the government was to build local 'living memorials' that would be of practical use to the community and also acknowledge the sacrifices made by the community at home. Parks, Plunket rooms, rest rooms, swimming pools and public halls were built. War memorial halls were the most common type, with approximately 350 war memorial halls built in the country.

In 1948, the Northcote Borough Council approached architect Malcolm Draffin to select the most appropriate site for a proposed Northcote War Memorial Community Centre, to commemorate WWII.

In the 1920s, Draffin was part of the architecture firm Grierson, Aimer and Draffin. This firm designed the Auckland War Memorial Museum⁵⁰³, for which they received the New Zealand Institute of Architects Gold Medal in 1929. The firm designed the Northcote War Memorial Pavilion⁵⁰⁴ following WWI. Following WWII, Draffin was also the architect chosen to extend the Auckland War Memorial Museum and was well known for his experience with war memorials.

The Northcote Borough Council gave Draffin three options for an appropriate site. On 25 August 1948, Draffin reported back to the Borough Council, recommending the corner site bounded by Queen Street, Rodney Road and Vincent Street that the Council Chambers were situated on⁵⁰⁵. The reason he gave was it:

'...is in Northcote proper as most people know it, and Northcote can expand for many years and this site will still be central. To satisfy greater expansion of the district, smaller centres could be developed in suitable positions.'

Although the site could only accommodate the Northcote War Memorial Community Centre and had no room for future buildings, which he would have preferred, Draffin said:

'The formation of the streets in the vicinity, however open up great possibilities and by replanning this area and by acquiring the necessary land for the ultimate development of

⁵⁰² In Northcote the Northcote War Memorial Pavilion had been built in 1926 on the corner of Onewa and Lake Road, (AUP Schedule 14.1 ID 00926), which was the place of ANZAC memorial services until the Northcote War Memorial Community Centre was constructed.

⁵⁰³ AUP Schedule 14.1 ID 01640

⁵⁰⁴ AUP Schedule 14.1 ID 00926

⁵⁰⁵ The other two options were the hospital site on the north side of Gordon Road and a large piece of land extending from Queen Street to Church Street.

*the Centre, leasing it in the meantime, a conveniently-placed and attractive Centre could be planned which, on account of its position in relation to other services - the Post Office, shopping centre, theatre, beaches etc., it will be always "alive" because there would always be people in it. While it may be expensive altering the streets and acquiring the additional property for future expansion, it will, in the long run, be the most economical and of the greatest benefit to the greatest number of people.*⁵⁰⁶

A Northcote War Memorial Committee was formed and on 19 September 1950, a meeting was held by the committee with Draffin in attendance. Sketch plans of proposed buildings and layout plans of recreational areas and gardens were presented and discussed at the meeting.⁵⁰⁷ On 31 March 1951, a notice outlining the proposal for a War Memorial Community Centre was sent to all residents of Northcote by the Mayor, Frank Pearn, who was also the Chairman of the Northcote War Memorial Committee. The proposal indicated that the centre would include a library with a reading room, large enough to be used for lectures and other cultural purposes, and also suitable for meetings, and that a Plunket consulting room would be added. The objective was to raise £5,000 by public effort, to match a £5,000 government subsidy, by September 1953. Fundraising began with a vengeance, with charity balls, concerts, cake stalls and the money raised by the Queen Carnival.

The architect chosen to design the community centre was Raymond Armstrong Thorpe of Thorpe, Cutter, Pickmere and Douglas. It is not known if Draffin had any further input following his involvement in the concept stage. It appears the proposed amount raised to construct the centre fell short of the actual cost as the drawings had to be modified to meet the financial expectations. Reinforced concrete on the northwest wall was replaced with timber frame and plaster render to match the rest of the exterior.⁵⁰⁸ In June 1955, the O'Sullivan Brothers tender for £8,946 to construct the War Memorial Community Centre was accepted by the Northcote Borough Council Town Clerk.⁵⁰⁹ A black marble Roll of Honour to hang on the wall inside the building was designed by stonemasons Parkinson & Bouskill Ltd. The Northcote Volunteer Fire Brigade's station was removed to make way for the Northcote War Memorial Community Centre.

On the 10 March 1956, the Northcote War Memorial Community Centre was officially opened by the Minister of Internal Affairs, the Honourable S W Smith and the Roll of Honour, commemorating those who had sacrificed their lives in the wars, was unveiled. Mayor Pearn paid a special tribute to the women of Northcote who were largely responsible for raising the funds to match the government subsidy.⁵¹⁰

When the Harbour Bridge was built in 1959, the centre of Northcote shifted as the suburb expanded north. The Borough Council chambers adjacent to the War Memorial Community Centre were relocated to Kilham Avenue in the 1960s, as this area had now become the centre of Northcote and was developed as the new civic centre. The library also relocated to the newly developed area. The Civic Centre masterplan conceived by Draffin was never to eventuate.

Over the years, the Northcote War Memorial Community Centre Hall has been used by the community for various classes, meetings, markets, and various other functions.

There have been minor changes to the building since it was first constructed. In 1996 a disabled access ramp and toilet was added, and in 2000 a cleaner's cupboard was added.

⁵⁰⁶ Northcote Borough Council Meeting Minutes

⁵⁰⁷ Ibid-Item 181

⁵⁰⁸ *New Zealand Herald*, 14 October 1954

⁵⁰⁹ Ibid

⁵¹⁰ *Auckland Star*, 12 March 1956, *New Zealand Herald*, 12 March 1956

Physical Description

Constructed in reinforced concrete and structural steel, the Northcote War Memorial Community Centre is designed in the Post War International / Modernist style. The building is a two-storey clean white block in a simple rectilinear form. Corbusian influences are demonstrated in the design of the building, including the way the top floor cantilevers over a glazed curtain wall on the ground floor and the Corbusian-style ribbon windows at first floor level.

The garden on the northeastern side of the building is bound by a short stone retaining wall. The garden has a steep gradient and is terraced with short stone. The words *Lest We Forget* are attached to the top terraced wall. This garden is used on Anzac Day to lay wreaths and poppies.

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 Northcote War Memorial Hall⁵¹¹ was constructed to commemorate those from the Northcote Borough who lost their lives in WWII. The memorial, in the form of a community centre, reflects the national emphasis following the war to create utilitarian 'living memorials.' At the time, the war memorial was to be part of a new civic centre when Northcote Point was the heart of Northcote. The place reflects the early civic history of this area, with the former council chambers adjacent to the war memorial and the plans to expand on this early civic centre. However, the construction of the Harbour Bridge changed the dynamics of the suburb, with Northcote Point no longer being the hub of the district as it was no longer central to the access to the city.

The Northcote War Memorial Hall is significant as a representative of a government scheme to provide community buildings to commemorate those who served, those who sacrificed their lives, and the sacrifices made by those left behind in WWII. The government promised to meet each project by £1 for each £1 raised by the community.

The place also has historical value for its association with prominent architect, Malcolm Draffin, who conceived the plan for a proposed Civic Centre Complex on this site and its surrounds of which this building was a part of as the Community Centre. In the 1920s, Draffin was part of the architecture firm, Grierson, Aimer and Draffin, responsible for the design of the Auckland War Memorial Museum and the Northcote War Memorial Pavilion. When the Northcote Borough Council called on him for a concept plan, following WWII, Draffin was the architect for the extension of the Auckland War Memorial Museum.

The Northcote War Memorial Hall has **considerable local** 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 Northcote War Memorial Hall has considerable social significance for its symbolic, spiritual and commemorative values. The construction of the place reflects the intent and effort of the local

⁵¹¹ The name of the place is proposed to be changed through this review. The name will be used from this point forward.

community after WWII and onwards to honour and commemorate those who lost their lives in the conflict. The fundraising undertaken by the community to match government funding was a significant achievement and is a testament to the community spirit following WWII.

As the centre of Anzac Day celebrations in Northcote to this day, the place is held in high esteem by the local community who identify with it as it continues to be an iconic reminder of communal identity and commemoration.

Originally housing the community hall, the Northcote Library and the Plunket rooms, the place has a history of community use. The place continues, since its construction, to have an enduring association with the community as a venue for local classes, meetings, and functions.

The Northcote War Memorial Hall has **considerable 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 Northcote War Memorial Hall has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the memorial hall.

The Northcote War Memorial Hall 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 Northcote War Memorial Hall has the potential to provide knowledge of New Zealand's military history and an understanding of the war contributions and commemorations made at a local level. Indirectly, and like all war memorials, it refers to the sacrifices made by individuals and families, the communal efforts of communities, and the country's contribution to an important international cause.

The Northcote War Memorial Hall has **moderate local** knowledge values.

Technology

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

The place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials, and as such is considered to have no known technology value.

The Northcote War Memorial Hall has **no known** technology value.

Physical attributes

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

The Northcote War Memorial Hall is considerably significant as a work of notable Auckland architect, Raymond Armstrong Thorne, senior partner in the firm Thorpe, Cutter, Pickmere & Douglas. Thorne served in the Royal New Zealand Navy during WWII. The firm was prolific in its design accomplishments

and in Auckland was responsible for the AMP building in Queen Street in 1959, which was officially Auckland's first modern skyscraper. The firm also designed a number of other prominent buildings around Auckland which include the National Women's Hospital, Greenlane (Stage I in 1957 and Stage II in 1965); Greenlane Hospital (1966); North Shore Teachers' College (1964); and Auckland Observatory, One Tree Hill (1969).

The Northcote War Memorial Hall is a notable example of an important commemorative building type within the locality. Maintaining a high level of integrity, the place has value for its architectural design demonstrated by its level of detail while retaining the simplicity of its Modernist style. Constructed in 1955-6 in the Post-War Modernist/International style, the building is designed as a solid form with Corbusian influences such as the ribbon windows at first floor level and the way this floor cantilevers over a highly glazed ground floor. The simple rectilinear form of the clean white modernist block is further evidence of Corbusian tradition which was very popular in civic buildings being designed in New Zealand at that time.

The Northcote War Memorial Hall has **considerable local** physical attributes values.

Aesthetic

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

Located between Rodney Road and Vincent Road, the Northcote War Memorial Hall is a prominent visual landmark in this part of Northcote. The structure is visually appealing, with an elegant simple design expressed in its clean lines and as a vibrant white block.

The place reflects a past aesthetic when war memorials were built as utilitarian structures to serve the community after WWII. In the terraced garden adjacent to the building, the words *Lest We Forget* attached to the stone wall, invoke an emotional response and along with the war memorial building, they foster evocative qualities of WWII commemoration.

The Northcote War Memorial Hall has **considerable local** aesthetic values.

Context

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

The Northcote War Memorial Hall has significance as part of its historical context, being conceived as part of a civic centre by notable architect Malcolm Draffin. His concept was very much based on how such a memorial, which was to be used as a community centre, would fit in with the context of what was then the centre of Northcote. Draffin had been in partnership with notable architectural firm, Grierson, Aimer and Draffin, who had designed the earlier war memorial pavilion located outside Northcote School⁵¹². The Northcote War Memorial Hall and the Northcote War Memorial Pavilion share the theme of commemorations of both world wars within the local Northcote context. The place also makes a notable contribution to a dispersed yet inter-related group of WWII memorials that reflect an important unifying theme in the social and cultural history of the region and nation.

The Northcote War Memorial Hall has **considerable local** and context values.

⁵¹² They are better-known for their award-winning design of the Auckland War Memorial Museum.

STATEMENT OF SIGNIFICANCE

The Northcote War Memorial Hall has considerable historical value for its association with a national movement and government scheme to erect utilitarian memorials following WWII. As part of a concept drawn up by notable architect Malcolm Draffin, the building was to be part of a new civic centre for Northcote and reflects the civic history of this area following WWII.

The place has considerable social significance for its symbolic, spiritual and commemorative values. The construction of the war memorial reflects the intent and effort of the local community after WWII and onwards to honour and commemorate those who gave their lives. The money raised by the community to meet the government subsidy £1 for £1 is a testament to the community spirit following the war. As the centre of Anzac Day celebrations in Northcote to this day, the place is held in high esteem by the local community who identifies with it as it continues to be an iconic reminder of communal identity and commemoration.

The structure has considerable significance for its physical attributes. A simple, elegant design, influenced by Modernist architect, Le Corbusier, the building is an excellent example of the International Style. The building is also a significant example of the work of notable architect, Raymond Armstrong Thorpe, senior partner in the firm Thorpe, Cutter, Pickmere & Douglas.

The Northcote War Memorial Hall is a prominent landmark with substantial visual appeal providing considerable aesthetic value. The place reflects a past aesthetic when war memorials were built as utilitarian structures to serve the community after WWII. Instantly recognised as the place of local Anzac commemorations, the war memorial invokes an emotional response for its evocative qualities as a war memorial.

The Northcote War Memorial Hall has considerable context value within the historical landscape of the Northcote locality as part of a plan to create a civic centre, in what was then the centre of Northcote. As the landscape of Northcote changed, following the construction of the Harbour Bridge, the war memorial now stands as a reminder of the earlier context. As part of a dispersed but still inter-related group of war memorials commemorating WWII, the place reflects an important unifying theme in the social and cultural history of the region and nation.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Northcote War Memorial Hall meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

The following changes are recommended to refine the management of this place:

- Name – Northcote War Memorial Hall
- Amend legal description
- Extent of place – the EOP has been altered to extend over the adjacent commemorative terraced garden which form part of the heritage values of the place and to exclude the car park as this has no relationship to the heritage values of the place
- Primary Feature – Building as it is more than a hall

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|--------------------------------|--|----------|------------------|-----------------|------------------------|-------------------------|---|---|
| 00924 | Northcote War Memorial Hall | 2 Rodney Road, Northcote Point | LOT 1 ALLOT 53 PARISH OF TAKAPUNA; Lot 2 Allot 53 Parish of TAKAPUNA; road reserve | A* B | Hall Building | A, B, F, G, H | Refer to planning maps | Interior of building(s) | | |

Planning maps



Figure 76: Recommended EOP marked in red to exclude the car park and include the adjacent garden (Auckland Council GeoMaps).

Evaluator

Megan Walker, Specialist Historic Heritage
January 2021

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
January 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
5 May 2021

Onewa Masonic Lodge - ID 00925

14 Rodney Road, Northcote Point



Figure 77: Onewa Masonic Lodge (Auckland Council 28 October 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Onewa Masonic Lodge to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵¹³. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

⁵¹³ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020.

SCHEDULING INFORMATION

| | |
|--|-----------------------------------|
| Schedule ID | 00925 |
| Place Name/and/or Description | Onewa Masonic Lodge |
| Verified Location | 14 Rodney Road, Northcote Point |
| Verified Legal Description | Lot 8 Allot 52 Parish of TAKAPUNA |
| Category | A* |
| Primary feature | Masonic lodge |
| Known Heritage Values | A, B, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 78: Historic Heritage Overlay extent of place (EOP) for ID 00925 (Auckland Council GeoMaps).

HISTORICAL SUMMARY

Planning background

The Onewa Masonic Lodge was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. The place is also included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point.

The Place is identified in the Auckland Council Cultural Heritage Inventory as Onewa Masonic Lodge (ID 2434). The place is also listed as a Category 2 Historic Place (list number 522) in the New Zealand Heritage List/Rārangi Kōrero.

History

Freemasonry has been practiced in New Zealand since the early nineteenth century, with the first meeting held in 1837 at Port Levy, Banks Peninsula, by a gathering of French Masons on board the whaling ship *Le Comte de Paris*.⁵¹⁴ The Freemasons are one of a number of fraternal or brotherly societies. Originally the Freemasons were based on the medieval lodges of British stonemasons, which were established to protect the secret skills of their trade. In order to become a Freemason today, candidates are now accepted from all trades and professions. The groups continue to meet in ceremonial clothing, perform rituals and raise money for philanthropic causes.⁵¹⁵ The first Masonic Lodge in New Zealand was the Ara Lodge established in Auckland on 5 September 1842.⁵¹⁶ This lodge became the Grand Lodge of New Zealand.

The Masonic Lodge Onewa No. 182 (**the Lodge**) formed a membership in March 1911.⁵¹⁷ One of its founding members Alfred R Bartlett, initiated proceedings for the establishment of a Masonic Lodge at Northcote. Bartlett, a well-known Auckland watchmaker and jeweller, was president of the Watchmakers and Jewellers Association for many years. Prominent in the North Shore Community, he was a member of the Birkenhead Borough Council and was appointed deputy mayor of Birkenhead in 1922. Bartlett was very active in the Masonic Lodge. He had the distinguished honour of being the recipient of the first Master Mason certificate issued by the Ara Lodge⁵¹⁸ New Zealand Constitution (NZN).⁵¹⁹ Bartlett was a life member of Ara Lodge. In 1897 he became Worshipful Grand Superintendent of the Auckland Provincial District NZC.⁵²⁰

A 'Ways and Means' committee was set up at a meeting in July 1910 and the search for land for a lodge building in the Northcote area began. By December 1910, the committee had identified two possible sites, a property on Northcote Terrace in Birkenhead and 14 Rodney Road, which was known at the time as Bay Road. The Rodney Road land, owned by founding member of the Young Women's Christian Association in Auckland, Louisa Wadham, was chosen and was sold to Bartlett, Frederick Maskell King and George Rowland. On 3 March 1911, the site was constituted and dedicated by M W Bro. Oliver Nicholson.⁵²¹

⁵¹⁴ Pearson, p. 9; Jock Phillips, 'Men's clubs - Masons', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/mens-clubs/page-4> (accessed 17 December 2018)

⁵¹⁵ Phillips

⁵¹⁶ Ara Lodge (www.aralodge.nz) is included in the AUP Schedule 14.1 Schedule of Historic Heritage (ID 01922)

⁵¹⁷ *New Zealand Freemasons Magazine*, Issue 1 March 2011.

⁵¹⁸ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d24-d3.html>

⁵¹⁹ NZC stands for New Zealand Constitution

⁵²⁰ *Auckland Star*, 11 July 1932, <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d24-d3.html>

⁵²¹ *75th Anniversary of Foundation & Consecration of Lodge Onewa No.182* (1986), D K Neal

The Lodge selected the architectural firm Wade and Wade to design their hall. In January 1912, the architects advertised for tenders.⁵²² The hall was built by G Pollard at a contract price of £1300.⁵²³ On 25 May 1912, the hall was officially opened in the presence of a large number of members and visiting members of the fraternity.⁵²⁴ The Auckland Star reported:

*The hall, which is a credit not only to the builder, but also to the district, is of the following dimensions:- Main room, 40x50; supper room, 25x14, provision having been made for all necessary conveniences. The ceilings are plastered and have been constructed with oiled rimu dado, while the floor has been stained and polished for dancing purposes.*⁵²⁵

After it was built, the hall was utilised by other community groups, including as a dance hall, by the Methodist Church as a Sunday School, by the Druids, Buffaloes and the Croquet Club, and for literary and music evenings.⁵²⁶ It was not until 1947 that the hall was dedicated solely for Masonic use.

With members serving in WWI and WWII, the Lodge lost two of its brethren in each war. At the end of WWII, there was a large increase in the number of members, leading to a Lodge Birkenhead No. 337 being formed in 1948. Numbers continued to increase in the 1950s and 60s and in 1965, Lodge Edgar Faber No. 435 was formed in Northcote Central.

However, by the 1990s, memberships were falling and ultimately it was decided to merge the three Northcote/Birkenhead Lodges at the Rodney Road address. On the 15 July 1995, one Lodge replaced all three Northcote/Birkenhead Lodges when the Lodge North Harbour No. 182 was consecrated.⁵²⁷ The Lodge North Harbour now meets in the refectory and main hall and the building is available for public hire.

There have been few changes to the hall in Rodney Road since it was first constructed. In the 1920s, gaslight fittings were replaced by electricity and in 1952, the hall was re-blocked by local builder W.E. Souster. The most extensive renovations took place in 1983 when the refectory was extended at the rear of the building. The building is currently undergoing restoration work to the front steps and columns.⁵²⁸

Physical Description

Built in a Classical Revival Style with Italianate features, the hall is of timber frame construction clad in rusticated weatherboards. The building comprises of three gabled units. The main unit is approached by stairs leading to a flat roofed portico supported on Tuscan columns, covering the central entrance. The fascia is decorated with the Masonic symbol and embellished with dentils. On either side of the entrance is a window with an arched pediment and Classical detailing. Above the portico is a circular window with a pediment and a keystone featuring the Masonic symbol in the central pane. The central entrance leads into a vestibule foyer defined by a separate gable. Beyond the vestibule is the main hall also defined by its own gabled roof.

⁵²² *New Zealand Herald*, 10 January 1912

⁵²³ *Auckland Star*, 27 May 1912

⁵²⁴ *New Zealand Herald*, 27 May 1912, *Auckland Star*, 27 May 1912

⁵²⁵ *Auckland Star*, 27 May 1912

⁵²⁶ <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d1-d24-d3.html>

⁵²⁷ *New Zealand Freemasons Magazine*, Issue 1 March 2011.

⁵²⁸ January 2021 for restoration currently taking place.

On the eastern side is the third gabled unit of the building, the refectory, also with two windows with arched pediments. Smaller than the main hall, this section is of the same design with a circular window beneath the gable, again with the Masonic symbol in the central pane, and two front windows to match the adjacent unit.

Dentils feature on the eaves of the gables and the corners of the building feature Classical square pilasters. Vertical tongue and groove timber baseboards feature around the building. The asymmetry of the building is contrary to Classical form.

Wade and Wade

Henry L Wade and T E Norman Wade were brothers who designed many prominent buildings in Auckland. They were the sons of notable Auckland architect, Henry Greensmith Wade (1835-1900), who was one of the most prominent and exalted members of Free Masonry in Auckland. Henry and T E Norman Wade also became prominent members of the Freemason fraternity.

As the firm Wade and Wade, the brothers only worked together a few years from around 1908⁵²⁹ to the beginning of World War I in 1914. Their projects included a number of domestic commissions as well as commercial and public buildings. Some of the more prominent buildings they designed included the Turkish Baths (1913) in Lorne Street (this building now houses retail on the ground floor and apartments above known as Lorne Street Lofts), the Mount Eden Borough Council Buildings (1913) in Valley Road, Mt Eden⁵³⁰, the Warwick Building (1914) in Queen Street and Rationalist House⁵³¹ (1912) in Symonds Street⁵³².

Henry was President of the Auckland Branch of the New Zealand Institute of Architects in 1911. Prior to the partnership with his brother, Henry was in a partnership with George Selwyn Goldsbro' between 1902 and 1909. Goldsbro' and Wade were responsible for the main building at Auckland Girl's Grammar School.⁵³³ Henry was seriously wounded in World War I⁵³⁴ and his career appears to have ended at this time as there is little known of his activities after this date.

In the 1920s, Norman Wade worked with Alva Bartley (the son of Edward Bartley). Their major works include the Public Library and Borough Council offices in Dargaville (1922), and the following buildings in Auckland: the Commercial Hotel (now De Bretts) (1927)⁵³⁵, the former Auckland Electric Power Board building (1930)⁵³⁶ and the 1YA Studio building (now Television New Zealand (1934)⁵³⁷.

⁵²⁹ *New Zealand Herald*, 21 July 1908, p8

⁵³⁰ AUP Schedule 14.1 ID 01895

⁵³¹ *New Zealand Herald*, 2 December 1912, p9

⁵³² AUP Schedule 14.1 ID 02064

⁵³³ AUP Schedule 14.1 ID 01698

⁵³⁴ *New Zealand Herald*, 21 November 1917, p8

⁵³⁵ AUP Schedule 14.1 ID 02780

⁵³⁶ AUP Schedule 14.1 ID 02035

⁵³⁷ AUP Schedule 14.1 ID 02053

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 Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182⁵³⁸ is of considerable historical significance for its association with the Freemason community in the Northcote area. Constructed in 1912 to provide a place for the members of Onewa Lodge No. 182, the hall has provided a function not only for the Masonic fraternity but was also a venue for the local community to hold their meetings or social events.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 is also associated with renowned Auckland watchmaker and jeweller, Alfred R Bartlett. Bartlett held the rank of Worshipful Grand Superintendent of the Auckland Provincial District NZC. He was a prominent member of the North Shore community, becoming Deputy Mayor in 1922, and was responsible for the establishment of the Onewa Lodge No. 182.

As the place continues to function as a Lodge building, it retains integrity in its association with the Mason Fraternity contributing to the historical importance of the place.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **considerable local** 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 Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has considerable social significance as a place that has provided for the requirements of the Masonic fraternity since it was first built in 1912. Along with other lodges and friendly societies, groups like the Freemasons provided mutual support and connections in often newly formed communities. The movement provided a supportive environment for many men returning to civilian life after World War I and World War II. The Lodge, still active today as the Lodge North Harbour No.182, is held in high esteem by the Masonic community as a place of longstanding tradition and culture.

The Lodge is a marker that both the Masonic community and the local community identifies with, playing an important role in the wider community through the many social events held in the building. The building hosted many political, religious, local club and other social gatherings, during the first four decades of its life. Following WWII, due to increased membership, the hall was solely used for the Freemasons. However, the place is once again used by the outside community and is available for community functions.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **considerable local** social value.

⁵³⁸ The name of the place is proposed to be changed through this review. The name will be used from this point forward.

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 Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the lodge.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 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 Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has the potential to provide knowledge of New Zealand's Freemason's history. The place is a tangible reminder of the important role the Lodge played in the locality. However, the potential of the place to yield meaningful information not already available from other sources is limited. The place is therefore considered to have little knowledge value.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **little local** knowledge value.

Technology

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

Constructed of standard, readily available materials during the early decades of the 20th century, the place is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials, and as such is considered to have no technology value at this time.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **no known** technology value.

Physical attributes

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

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 is significant as the work of notable Auckland architectural firm Wade and Wade, comprising of brothers Henry L Wade and T E Norman Wade. The firm operated between 1908 and 1914. Working together, or separately in collaboration with other prominent architects, the brothers were responsible for a number of buildings in Auckland.

Prior to forming the firm, Henry Wade was in partnership with George Selwyn Goldsbro'. He was president of the Auckland District Branch of the NZIA in 1911. Following WWI, his brother Norman was in partnership with Alva Bartley and continued to design significant buildings in Auckland and beyond, including the former Auckland Electric Power Board Building and the former 1YA Studio in Shortland Street.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 is an excellent example of a purpose-built hall constructed for a substantial fraternity within the New Zealand community. The place has considerable local physical attributes value for its high level of integrity. Constructed in 1912 in a Classical Revival style, the timber construction was deliberately detailed to resemble stone construction with the use of wide pillars on the corners, keystones and heavy pediments on the windows. Classical Revival design was commonly used in Masonic buildings, some more embellished than others. The hall is a notable example of an early 20th century Masonic building exhibiting the fine details of Neo-classicism and the Masonic symbol.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **considerable local** physical attributes value.

Aesthetic

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

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has considerable significance for its visual, aesthetic and landmark qualities. The architectural style with its embellished front façade provides a strong street presence that distinguishes it from surrounding buildings. The Classical design has an aesthetic beauty that is visually appealing. Being set back from the street on a large site makes the hall even more distinctive in its location. The Masonic insignia present on the fascia of the portico and the circular windows add to the time-honoured traditional aesthetic taste that this building represents.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **considerable local** aesthetic value.

Context

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

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has considerable local value as part of the early 20th century development of Northcote Point. As one of several halls in the area that have served a community function, including the Methodist Hall and the Northcote War Memorial Hall, it is part of an important contextual relationship illustrating the development and movement of Northcote's political and social centre over time.

The lodge building is also part of a wider context of Masonic buildings in the Auckland region that were built in the late 19th or early 20th century. These include the former Masonic building in Princes Street (1881); the former Masonic Hall in Remuera (1880); and the Masonic Hall in Warkworth (1883). It is particularly notable that the Onewa Lodge is still operating as a Masonic lodge in this wider context, whereas some of these earlier buildings have now been repurposed.

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 has considerable historical value for its longstanding association with the Masonic fraternity in the local area and its continued use as a Masonic Lodge. Also used as a venue for many other local organisations, and for meetings and social events, the place is a historically significant building in the local community. It serves as a reminder of how non-governmental support systems and community groups served an important

community function in New Zealand. The building also has historical significance for its association with Worshipful Grand Superintendent of the Auckland Provincial District NZC, Alfred R Bartlett, who was not only a prominent member of the Freemason community, but also a prominent member of the local community.

The place has social significance as a place that has played a major role since 1912 in both the Masonic fraternity and the local community and as such it is held in high esteem by many organisations and people in the vicinity. The place has considerable value as an accomplished surviving design of notable architect brothers, Wade and Wade, who together and with others were responsible for many of Auckland’s prominent early 20th century buildings. The Classical Revival architectural style of the building, commonly used in Masonic buildings, is a notable example of its type. The embellished front façade projects a strong street presence, distinguishing it from neighbouring buildings. Visually appealing and a landmark building in the area, the place has significant aesthetic value.

The place has considerable context value within the Northcote Point locality as part of an early 20th century landscape that represents the development of Northcote Point. The place has context value for its association with other halls built in the area around a similar time, illustrating the development and movement of Northcote’s political and social centre over time. As part of a dispersed but still inter-related group of Masonic buildings in the Auckland region and beyond, the place reflects an important unifying theme in the social and cultural history of the region and nation.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Masonic Lodge Onewa No. 182 (former)/Lodge North Harbour No.182 meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend Place Name – Masonic Lodge Onewa No. 182 (former)
- Primary Feature - Building

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---------------------------------|-----------------------------------|------------------------|--|-----------------|------------------------|-------------------------|---|---|
| 00925 | Onewe Masonic Lodge <u>Onewe No. 182 (former)</u> | 14 Rodney Road, Northcote Point | Lot 8 Allot 52 Parish of TAKAPUNA | A* <u>B</u> | Masonic <u>Lodge Building</u> | A, B, F, G, H | Refer to planning maps | Interior of building(s) | | |

Planning maps

No change recommended

Evaluator

Megan Walker, Specialist Historic Heritage
January 2021 (updated August 2021)

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
January 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
5 May 2021 (updated August 2021)

Northcote War Memorial Pavilion- ID 00926

69 Onewa Road, Northcote



Figure 79: Northcote War Memorial Pavilion (Placeholder)

INTRODUCTION

Purpose

This review assesses the heritage values of the Northcote War Memorial Pavilion to determine whether it meets the Auckland Unitary Plan (Operative in part) (**AUP**) threshold for scheduling as Category A, Category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils.⁵³⁹ Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

⁵³⁹ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 3 August 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00926 |
| Place Name/and/or Description | Northcote War Memorial Pavilion |
| Verified Location | 69 Onewa Road (corner Onewa Road and Lake Road), Northcote |
| Verified Legal Description | PT ALLOT 2 PARISH OF TAKAPUNA; road reserve |
| Category | A* |
| Primary feature | Pavilion |
| Known Heritage Values | A, B, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 80: Historic Heritage Overlay Extent of Place for ID 00926 (Auckland Council GeoMaps).

HISTORICAL SUMMARY

Planning background

The War Memorial Monument on the corner of Onewa and Lake Roads was originally scheduled in the North Shore City District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place and was named Northcote War Memorial Pavilion. The place is subject to a designation for educational purposes in the AUP.⁵⁴⁰ The place is identified in the Auckland Council Cultural Heritage Inventory as Northcote War Memorial Monument/Pavilion (ID 3197).

History

World War I had a profound effect on the suburb of Northcote (as with all New Zealand suburbs). In October 1917, a Roll of Honour was unveiled in a ceremony at the Northcote Borough Council Chambers. The roll contained the names of 164 men and three women (nurses) from the district who had served or were serving in the ongoing 'Great War.' At the time of unveiling, twenty-one of the soldiers on the roll had already been killed in action. By 1919, there were ongoing debates in the Borough Council for a war memorial of some kind for the district, with one of the recommendations being the construction of a memorial Town Hall.⁵⁴¹

The debate continued until 1920 when, in July, the Women's Progressive League approached the Northcote Borough Council to assist in providing a memorial.⁵⁴² The speaker for the League was the secretary and treasurer, Mrs Annie Elizabeth Taylor. The League wanted the memorial to be placed outside the entrance to the newly built Northcote Primary School.⁵⁴³ Mrs Taylor's husband, Alfred, was the highly respected principal of the school for 17 years from 1895 until 1912.⁵⁴⁴ Siting the memorial at this location was perceived as a way of letting the memory of those in the community who served in the war live on in future school children, through a constant reminder of the war. The children at Northcote Primary School were already participating in Anzac Day services held at the school, and a school Roll of Honour of former pupils was unveiled in the school in March 1917.⁵⁴⁵

There was a common theme throughout New Zealand at the time where memorials were being installed as school gates and arches, or as other forms of memorials outside school entrances. These memorials were seen as providing an important role model for younger generations. The prominence of the proposed position on the corner of Onewa Road and Lake Road would also not have been lost in the reason for choosing this site.

In September 1920, the council resolved to adopt the proposal of a memorial.⁵⁴⁶ The Women's Progressive League were asked by the council to submit designs and estimates for the memorial.⁵⁴⁷ The League chose the architecture firm Grierson, Aimer and Draffin to design the memorial and set about raising funds for its construction. The architects designed a shrine of remembrance that the

⁵⁴⁰ AUP designation 4535, Educational purposes – primary school years 0-8 (Northcote School), Minister of Education

⁵⁴¹ *New Zealand Herald*, 11 July 1919, *Auckland Star*, 4 July 1919

⁵⁴² Northcote Borough Council Minutes, 27 July 1920

⁵⁴³ This was called the Northcote side school as the primary school further up Onewa Road had become too small to contain the growth in students and the side school was subsequently built in 1918. By 1931 the school had become Northcote High School.

⁵⁴⁴ Alfred Taylor died in 1916 following a short illness. *Auckland Star*. 13 November 1916

⁵⁴⁵ *New Zealand Herald*, 26 April 1922; *Auckland Star*, 12 March 1917

⁵⁴⁶ Northcote Borough Council Minutes, 14 September 1920

⁵⁴⁷ *Ibid*

children of the school would walk through to enter the school grounds. At a public meeting one of the architects, Hugh Grierson, reasoned the children should view the pavilion as something sacred, not to be held lightly.⁵⁴⁸ Some of the fundraising efforts included children from the school paying a penny for a brick to be used to construct the pavilion. In 1922, the council bestowed the land outside the entrance to the school for the purpose of building the memorial and tenders were called for its construction.⁵⁴⁹ The memorial would also serve as a bus shelter.⁵⁵⁰

It was not until 14 February 1926 that the war memorial was officially opened by the Minister of Defence, the Honourable F J Rolleston, who represented the Prime Minister on the occasion. The Minister addressed the crowd, speaking of how the pavilion was a reminder of the lives lost from the Northcote locality, while providing an inspiration to future generations in its representation of the eternal principles of righteousness, truth and justice. He referred to the principles of duty, self-denial and sacrifice, of those from the area who perished and for whom the memorial commemorated. He read the inscription on the tomb of the unknown warrior at Westminster Abbey: *They buried him among the kings, because he had done good toward God and toward his house.*⁵⁵¹

The cost of the memorial was almost £900,⁵⁵² which was paid for by the money raised by the Women's Progressive League. The architect's services were free. The mayor of Northcote, Charles Deuxberry, spoke at the opening, reading out the names of those commemorated and the Minister of Education, Sir James Parr, congratulated the Women's Progressive League on the work they had done and how this work honoured the dead. Parr also praised the work of the architects. Representing the military was Lieutenant R S Judson, VC, NZSC, who stood in for Colonel H R Potter, commandant of the Northern Command. He spoke of the bravery of those who died and the sacrifices they willingly made for their country.

On behalf of the Women's Progressive League, former mayor (1921-1925) Mr W E Richardson handed the keys of the pavilion to the mayor. At the end of the ceremony, Rolleston placed a laurel wreath in front of the pavilion which had been presented to him by the Women's Progressive League.

The War Memorial was used as the venue for Anzac Day services until the War Memorial Hall was built in Rodney Road, Northcote Point in 1956.

In 1939, the iron gate was vandalised. The gate was repaired by the Northcote Borough Council.⁵⁵³ In 1945, VJ (Victory over Japan) Day was celebrated at the pavilion. In 1947, on Anzac Day, there was an unveiling ceremony of the additional names of locals who had died in World War II.

In 1959, the memorial was declared a traffic hazard and plans were made to replace it with a new shrine near the Northcote War Memorial Hall in Rodney Road. This move was supported by the local Royal New Zealand Returned and Services' Association (RSA).⁵⁵⁴ However, it was eventually decided to keep the pavilion as a memorial on its original site.⁵⁵⁵

⁵⁴⁸ *Auckland Star*, 15 June 1922.

⁵⁴⁹ *New Zealand Herald*, 26 September 1922

⁵⁵⁰ *New Zealand Herald*, 13 February 1926

⁵⁵¹ *New Zealand Herald*, 15 February 1926

⁵⁵² *Ibid*

⁵⁵³ Northcote Borough Council Meeting Minutes, 12 September 1939.

⁵⁵⁴; *New Zealand Herald*, 16 April 1959

⁵⁵⁵ *New Zealand Herald*, 21 March 1963

In 1989, two dedicatory marble panels were added to the front walls. These are discussed further in the section on physical description. In 2000, power was restored to the sanctuary light, which had been inoperative for some time.

Physical Description

The memorial is constructed of brick rendered in an ashlar pattern. Italian Renaissance in style, the structure is symmetrical in form with large arches on the front and the two sides facing the road. On these two sides are columns on each side of the arch. Each column, apart from one on the northeastern side, supports an ornamental urn. The front wall incorporates black granite tablets, added in 1989, on either side of the arch. The southern tablet is inscribed as follows: *'Erected by the citizens of Northcote in memory of those men and women of all services who made the supreme sacrifice in the cause of our freedom'*. On the other side, the tablet is decorated with a red poppy and the words *'Lest We Forget'*. A cornice wraps around the structure above the tablets and below the arches. Corbels decorate the midpoint of the arches. On the front wall above the cornice is a wreath embossed in another tablet on each side of the arch. Inside the wreaths are the dates 1914 on the western side and 1918 on the eastern side. The fourth rear wall incorporates an apse topped with a dome. The roof is clad in red clay pantiles. Timber rafters are exposed beneath the tiles and above a cornice. Dentils sit beneath this cornice on all four walls. A colonnade pergola features at the rear of the pavilion and extends either side. More recently, steel balustrades have been added between the columns at the rear and the sides of the colonnade, along with substantial planting.

Inside the apse, the walls are lined in a pale grey marble with the names of 29 local men who died in World War I, inscribed in gold. After World War II, another 20 names were added to the walls. Glass prisms in the apse dome light up the marble walls during daylight. A bronze wrought-iron grille protects the inscribed walls. A Perspex cover was installed to the gate in 2000 to further protect the inscribed walls from vandalism. A crusaders cross hilted sword and the letters NZEF (New Zealand Expeditionary Force) is incorporated into the grille. The marble floor inside the pavilion is decorated with a red and black pattern.

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.

Unveiled in 1926, the Northcote War Memorial Pavilion has a strong association, through commemoration, with World War I. The war was a defining event in New Zealand's history that resulted in widespread sacrifice and a new wave of patriotism. The pavilion has considerable historical value for representing a national movement to erect memorials in honour of those who served and sacrificed in World War I and reflects the enduring support for the erection of monuments at that time.

The pavilion also has a strong association with the Northcote Women's Progressive League, who played a dominant role in getting the memorial built. They instigated the project when they approached the Northcote Borough Council to construct a memorial on the road reserve area outside the entrance to the Northcote Primary School. Under the guidance of the Honourable Secretary, Mrs Annie Elizabeth Taylor, the Women's Progressive League sourced the architect and raised the funds for the erection of the memorial.

It also has a strong association with the Northcote Primary School, sited outside the school entrance and having been built to include a colonnade that children would walk through to enter the school gates. The prominent siting of the pavilion was a reminder of those who sacrificed their lives for the future generations and an opportunity to educate the children of this school about the history of war.

As the first venue to commemorate Anzac Day in Northcote, the war memorial pavilion also represents the first stand-alone war memorial to be unveiled in Northcote (the earlier memorials consisted of the 1917 Council Borough Roll of Honour and Northcote Primary School Roll of Honour). The war memorial pavilion is important for conveying the impact of World War I on the community and the manner in which they sought to commemorate their loss.

The Northcote War Memorial Pavilion has **considerable local** historical values.

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 Northcote War Memorial Pavilion has considerable social significance for its commemorative and symbolic values as a memorial that recalls the sacrifice made by members of the Northcote district in World War I. Completed in 1926, the pavilion was the focus of Anzac celebrations in Northcote for 30 years.

The pavilion is a historical marker, holding a prominent presence in the local landscape, that the community identifies with and likely holds in high esteem. This is evident in the way the community has sought to maintain and protect the memorial from vandalism at no small cost. Symbolic of local pride and loss, it continues to be an iconic reminder of communal identity and commemoration.

The Northcote War Memorial Pavilion has **considerable 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 pavilion has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the pavilion.

The pavilion 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 Northcote War Memorial Pavilion has the potential to provide knowledge of New Zealand's military history and an understanding of the contributions made at a local level. Its commemorative inscriptions reinforce its role as a memorial to World War I. Indirectly, and like all war memorials, it refers to the sacrifices made by individuals and families, the communal efforts of communities, and the country's contribution to an important international cause.

The Northcote War Memorial Pavilion has **moderate local** knowledge values.

Technology

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

The pavilion is not known to demonstrate a creative or technical accomplishment, innovation or achievement in its structure, construction, components or use of materials, and as such is considered to have no known technology value.

The Northcote War Memorial Pavilion has **no known** technology value.

Physical attributes

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

The pavilion design is significant as a work of notable and prestigious Auckland architectural firm, Grierson, Aimer and Draffin. Originally known as Grierson and Aimer and made up of Hugh Grierson and Kenneth Aimer, the firm was joined by Malcolm Draffin following World War I (in 1922). All three architects served in World War I and as returned servicemen they entered and won an international competition for the design of the Auckland War Memorial Museum, for which they received the New Zealand Institute of Architects Gold Medal in 1929. Other well-known design achievements of the firm include the Parnell Public Library (1923)⁵⁵⁶, the South British Insurance Company building (1927)⁵⁵⁷ and the Wellington Citizen's War Memorial (Wellington Cenotaph) (1929).⁵⁵⁸ The Northcote War Memorial Pavilion is a noteworthy and unique structure in their body of work.

The grand nature of the memorial pavilion, based on the Italian Renaissance style of architecture, features three walls containing an open arch detailed like a triumphant arch. The fourth wall is enclosed in an apse with pale grey marble walls inscribed with the names of local soldiers behind the security of a wrought iron gate embellished with an exquisite sculptural crusader's sword, symbolic of combat. Constructed of rendered brick and marble with decorative ironwork, the structure's Classical detailing is indicative of some of the key architectural influences demonstrating a sense of permanence, strength and security.

The pavilion style of memorial is of particular interest as an unusual and very memorable type in the context of other Auckland and also national monumental memorials which tended to be statues and obelisks, or archways and gates.

The Northcote War Memorial Pavilion has **outstanding regional** physical attribute values.

Aesthetic

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

Located the corner of two busy roads the Northcote War Memorial Pavilion is a prominent visual landmark in this part of Northcote. The structure is visually appealing, with an elegant design distinguished by the discerning use of materials. The pavilion offers an experience invoking an emotional response for its evocative qualities as a war memorial. However, this experience is enhanced by the overall beauty of the pavilion. On entering the interior, the visual interest of the striking decorative marble floor, the patterned walls and the beauty of the pale grey marble walls behind the embellished wrought iron grille adds to the structure's aesthetic qualities. Items of

⁵⁵⁶ Unitary Plan Schedule 14.1 Parnell Library and hall (former), ID 017892

⁵⁵⁷ Unitary Plan Schedule 14.1 South British Insurance Co. Ltd. Building (former), ID 02051

⁵⁵⁸ Protected by the Wellington Council Heritage List

embellishment, such as the crusader's sword, much like a cross, create an appearance similar to a place of worship and contemplation, much like a church, and add to the visual appeal of the place.

The Northcote War Memorial Pavilion has **considerable local** aesthetic values.

Context

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

Occupying its original site since 1926, the pavilion is an important part of the historical landscape of Northcote. It shares a place with other local war memorials built around the same time on the North Shore and makes a notable contribution to a dispersed yet inter-related group of World War I monuments that reflect an important unifying theme in the social and cultural history of the region and nation.

The Northcote War Memorial Pavilion has **considerable local** context values.

STATEMENT OF SIGNIFICANCE

The Northcote War Memorial Pavilion has considerable historical value for its association with a national movement to erect memorials in honour of those who served and lost their lives in World War I and reflects the enduring support for the erection of memorials at this time. Erected in 1926, the pavilion is of note as the first such stand-alone memorial to be unveiled in Northcote. This can be attributed to the efforts of the Northcote Women's Progressive League and, in particular, the secretary Mrs Annie Taylor, who succeeded in convincing the Northcote Borough Council to proceed with this style of memorial on the site of public land before a school entrance. The part the Women's Progressive League played was paramount to the pavilion's eventual presence; they chose the architect, encouraged the style of design and raised the money for its construction.

The pavilion has considerable social significance for its commemorative and symbolic values as a memorial that recalls the sacrifice made by members of the district in World War I. As the centre of Anzac celebrations for 30 years, it is a historical marker that the local community and, in particular the school community identifies with and likely holds in high esteem. The structure has considerable significance for the physical attributes of its exquisite Italianate design and being the work of award-winning notable architects Grierson, Aimer and Draffin. Highly intact and with only minor alterations undertaken to protect the inscribed marble walls, the pavilion is an excellent example of its style and is one of the most striking suburban war memorials in Auckland. It is a more unusual example of the types of monumental memorials that were being erected elsewhere in the region, which tended to be statues and obelisks, or archways and gates.

The pavilion is a prominent landmark with substantial visual appeal providing considerable aesthetic significance. The use of materials, the elegant design coupled with simple adornment enhance the overall beauty of the pavilion and its evocative qualities as a war memorial. The crusader's sword, much like a cross, laid on the grille before the inscribed marble walls, invokes a sense of a place of worship and contributes to emotional responses to the meaning of the memorial.

Occupying its original site since 1926, the pavilion has considerable context value within the historical landscape of the Northcote and other contemporaries on the North Shore. As part of a dispersed but still very much inter-related group of war memorials commemorating World War I, the pavilion reflects an important unifying theme in the social and cultural history of the region and nation.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Northcote War Memorial Pavilion meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category A place.

REFINING MANAGEMENT RECOMMENDATION

- Known heritage values – the review above has identified the values as (a) historical, (b) social, (f) physical attributes, (g) aesthetic, and (h) context
- Minor reduction in the EOP as indicated below.

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|---------------------------------|--|---|----------|------------------|-----------------|------------------------|------------|---|---|
| 00926 | Northcote War Memorial Pavilion | 69 Onewa Road (corner Onewa Road and Lake Road), Northcote | PT ALLOT 2 PARISH OF TAKAPUNA; road reserve | A* A | Pavilion | A,B,E,G,H | Refer to planning maps | | | |

Planning maps

- Recommendation to reduce the extent of place - The proposed reduction in the EOP is minimal and no longer incorporates the road and part of the pathway, but still allows for unobstructed views of the place particularly in regard to its aesthetic and context values. Historic values include the use of the surrounds during Anzac Day ceremonies, particularly the footpath immediately surrounding the pavilion.

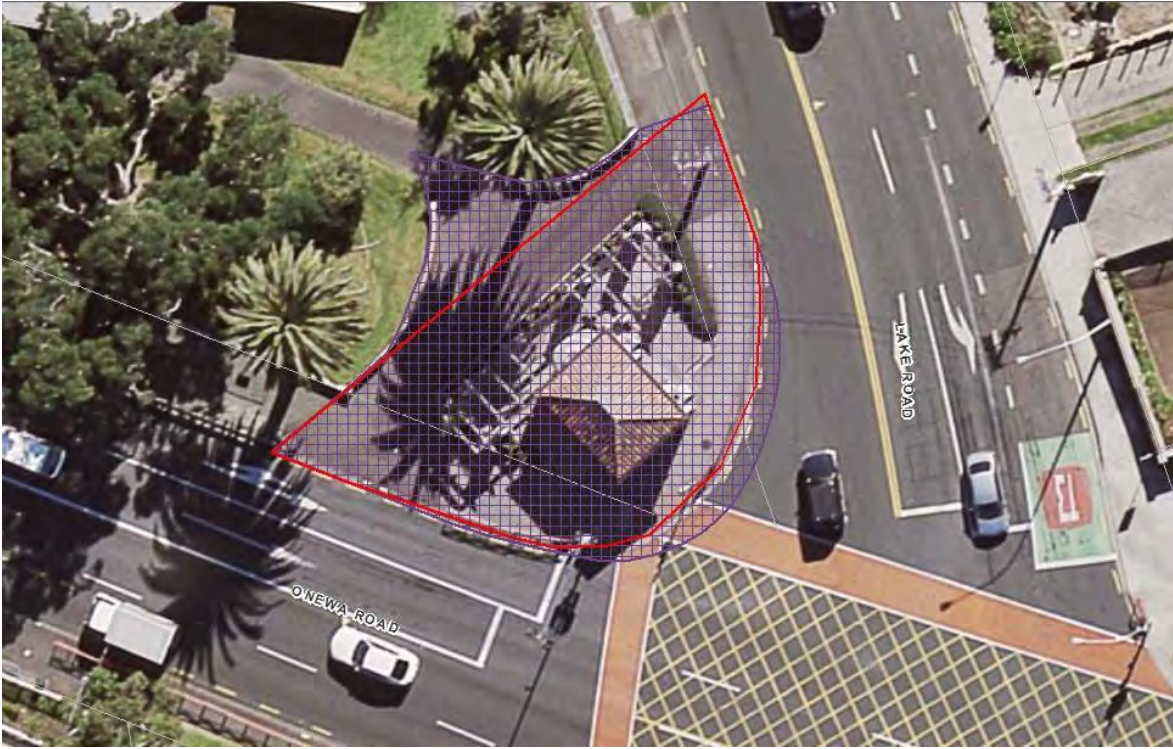


Figure 81. Alteration to EOP outlined in red. (Auckland Council GeoMaps)

Evaluator
Megan Walker, Specialist Historic Heritage
August 2020

Peer Reviewer
Rebecca Freeman, Senior Specialist Historic Heritage
August 2020

Managerial Sign-Off
Megan Patrick, Team Leader Heritage Policy
12 October 2020

Northcote Point Sea Wall, including sea wall at "The Gold Hole" - ID 00927

Gold Hole, Princes Street, Northcote Point



Figure 82: Northcote Point Sea Wall, including sea wall at "The Gold Hole" (David Bade, Auckland Council, 15 December 2020).

INTRODUCTION

Purpose

This review assesses the heritage values of Northcote Point Sea Wall, including sea wall at "The Gold Hole" to determine whether it meets the Auckland Unitary Plan (Operative in Part) (AUP) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵⁵⁹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

⁵⁵⁹ AUP, D17.1 Background

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

A site visit was conducted on 15 December 2020.

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00927 |
| Place Name/and/or Description | Northcote Point Sea Wall, including sea wall at "The Gold Hole" |
| Verified Location | Gold Hole, Princes Street, Northcote Point |
| Verified Legal Description | |
| Category | A* |
| Primary feature | Sea wall |
| Known Heritage Values | A,B,D,E |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 83: Historic Heritage Overlay Place for Northcote Point Sea Wall, including sea wall at "The Gold Hole" (Auckland Council GeoMaps). The place is currently identified by a dot (light blue in image above).

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

Northcote Point Sea Wall, including sea wall at "The Gold Hole" was originally scheduled in the North Shore City Council District Plan 2002 (NSCCDP) as a category A place. It had a slightly different name: "Northcote Point Seawall (including Sea Wall at "The Gold Hole)". The NSCCDP identified the location of the place near the current location marker, at Gold Hole.

The place was included in the AUP as a category A* place, with a dot (at Gold Hole) marking the location of the historic heritage place. The description of the place in the North Shore City Council Heritage Inventory explains that the place includes both the eastern and western sides of Northcote Point, with a relationship with Northcote Point Wharf, Gold Hole and the Auckland Harbour Bridge.

The place is subject to the Significant Ecological Areas Overlay in the AUP⁵⁶⁰. The place is identified in the Auckland Council Cultural Heritage Inventory (CHI) as a seawall (ID 16826).

History

The Northcote Point sea wall including sea wall at "The Gold Hole" (the Northcote Point sea wall) was built in various stages from 1886 to 1969, using predominantly large stones on a battered random rubble face.

The Northcote Point sea wall consists of three sections:



1. The Northcote Point Wharf area (first constructed in 1886, the current form an accretion of additions and repairs, particularly from 1912)
2. The Gold Hole area (first constructed in 1961)
3. The Sulphur Beach reserve area (northwards to the Onepoto bridge) (first constructed in 1967-9)

⁵⁶⁰ SEA-M2-60a, Marine 2; SEA-M2-60w1, Significant wading bird area

Figure 3: Diagram of the three sections of the Northcote Point sea wall. The northern portion of the harbour bridge appears at the bottom of the aerial photograph.

Northcote Point Wharf section

A ferry service between Northcote Point (formerly Stokes Point) and Auckland began operating in the 1850s.⁵⁶¹ The first steam ferry operated for a short period from May to October 1860. Following the establishment of the Waitemata Steam Ferry Company in 1864 there was a regular steam ferry service to Northcote.⁵⁶² In March 1874, the North Shore Highway Board requested the Auckland Harbour Board construct a new wharf on the eastern (Sulphur Beach) side of Stokes Point (now Northcote Point): “The work is of great necessity to secure the progress of a large portion of the Northern settlement as it will form the terminus of the link with the Great Link road from Stokes’ Point to the North” (which was being constructed).⁵⁶³

In April of that year, the Superintendent and the Executive Council of the Auckland Harbour Board considered advice by the Auckland Harbour Board Engineer for a proposed new wharf site. Further discussions ensued between the Auckland Harbour Board, Auckland Provincial Government and the North Shore Highway Board, with an eastern wharf discarded in favour of the development of a wharf site on the western side of Northcote Point (where a wharf existed at the time).

In September 1874 a resolution was passed by the Auckland Harbour Board to construct the wharf.⁵⁶⁴ The original wharf at Northcote Point was dismantled in 1880 and a new cutting made to improve access for bigger steamers.⁵⁶⁵ However, it was not until 1886 that reclamation for the new Northcote Wharf began. The sea wall was constructed out of rubble stone to prevent erosion of the reclamation.⁵⁶⁶ The Auckland Harbour Board funded the construction of the pitched embankment approach (sea wall), with the Waitemata County Council funding the reclamation. The 1886 wharf approach sea wall is associated with Mr John McGregor (1838-1911), who was the Auckland Harbour Board Engineer from 1885 to 1888.

In October 1893, a meeting of the Auckland Harbour Board noted that the sea wall required repair as the reclamation was being gradually washed away.⁵⁶⁷ Tenders to repair the “stone pitching at Northcote” (the sea wall) were accepted in September 1896.⁵⁶⁸

In 1898 a new Northcote wharf was constructed on the same site and a vehicular landing consisting of a pontoon and bridge was erected alongside the passenger wharf in 1904. The sea wall was not changed at this stage.

In 1911 there was a proposal to provide a vehicular stage at the Northcote Wharf. The approach from the shore was initially intended by the Auckland Harbour Board to be constructed in timber, however the Northcote Borough Council recommended repositioning the stone breastwork and infilling the area with earth.⁵⁶⁹ This was done a year later. A vehicular stage was added at the wharf and the original 1886 reclamation approach was lengthened and widened.⁵⁷⁰

⁵⁶¹ Christmas, J. (1983). *A History of Northcote*, Auckland. A landing stage had been erected by Phillip Callan.

⁵⁶² Matthews & Matthews Architects Ltd (2000). North Shore City Council Heritage Inventory – Northcote Point Seawall.

⁵⁶³ North Shore Highway Board letter to Auckland Harbour Board, 31 March 1874.

⁵⁶⁴ Mr. H.J. Hawkins, Chairman of the Highway Board letter to the Superintendent, 28 September 1874.

⁵⁶⁵ Matthews & Matthews Architects Ltd (2000). North Shore City Council Heritage Inventory – Northcote Point Seawall.

⁵⁶⁶ *New Zealand Herald*, 7 April 1886.

⁵⁶⁷ *New Zealand Herald*, 25 October 1893.

⁵⁶⁸ *New Zealand Herald*, 16 September 1896.

⁵⁶⁹ Matthews & Matthews Architects Ltd (2000). North Shore City Council Heritage Inventory – Northcote Point Seawall.

⁵⁷⁰ *New Zealand Herald*, 17 July 1912.

In December 1913 further work was carried out on the facing of the sea wall, commissioned by the Auckland Harbour Board Engineer at that time, W. H. Hamer.

In 1916 there was a request from the Mayor of Northcote for the Harbour Board to replace stones that had become loose in the facing and to erect a fence along the wall near the entrance to the Vehicular Staging.⁵⁷¹

In 1927 the Northcote Borough Council wrote to the Harbour Board advising them that Queen Street was to be laid in concrete with bituminous shoulders. The letter noted that several areas of subsidence were evident in the roadway at the wharf approach. The Harbour Board had grouted the northern side of the stone breastwork near the areas of subsidence, but it was noted that the southern side of the sea wall was also in poor condition and there were concerns about laying the road in concrete. The Harbour Board was asked to grout the southern side of the stone breastwork.

⁵⁷²

In 1933 repairs were made to the south-eastern portion of the Northcote wharf sea wall. In the course of time the action of rough seas had washed large cavities behind many of the large boulders, causing the boulders to sag considerably out of their original alignment. A large amount of fill was required to bring the stone bank into correct position. The whole structure was strengthened with grouting.⁵⁷³

When the Auckland Harbour Bridge was opened in 1959, the ferry service was in less demand.

In March 1965, the 1898 timber Northcote ferry wharf was completely demolished and a new, narrower, wharf built, facing in a southwest direction. In 1970, with a lease secured from the Auckland Harbour Board, plans were made for the construction of a building above the stonework of the 1886 stone approach to the wharf. The result was the Fisherman's Wharf Restaurant, which was opened in 1971. The building is now an events venue, known as "The Wharf".

John McGregor, Auckland Harbour Board Engineer (1885-1888)

McGregor was born in Fifeshire, Scotland and trained there as a harbour engineer, being employed later on the Liverpool docks. The date of his arrival in New Zealand is uncertain, but he was assistant to J.M. Balfour on the Ross Creek reservoir from June 1866, until its completion in November 1867. He subsequently undertook design work for the Harbour Board at Port Chalmers, Oamaru Harbour Trust, Otago Harbour and, later, at Napier Harbour in 1873. He also undertook railway engineering project work together with water supply design work for Oamaru. During his term as the Auckland Harbour Board Engineer (1885-1888) he oversaw a comprehensive scheme of improvements estimated to cost £1,167,000, including construction of the Hobson Wharf and the Quay Street jetty. Later he turned to mining engineering, becoming a battery manager in 1900, before he died in Reefton on 1st September 1911.

W. H. Hamer, Auckland Harbour Board Engineer (1903-1924)

Hamer was educated at Rugby and, at the time of his appointment to the Auckland Harbour Board in 1903, was resident engineer to the London and India Docks Company at the Royal Victoria and Albert Docks. He had previously been employed by the Hull Docks and Railways Company, the River Humber Conservancy, the London and Tilbury Lighterage Company and other authorities. Upon arriving in Auckland, he was asked to prepare a comprehensive scheme for future harbour works as the port

⁵⁷¹ Matthews & Matthews Architects Ltd (2000). North Shore City Council Heritage Inventory – Northcote Point Seawall.

⁵⁷² Matthews & Matthews Architects Ltd (2000). North Shore City Council Heritage Inventory – Northcote Point Seawall.

⁵⁷³ Auckland Star, 14 November 1933.

was then at the beginning of its period of great development. In 1904 he submitted a report in which he recommended the plan upon which the remodelling of the port and its equipment was based. It was Hamer who introduced to Auckland the construction of wharves in reinforced concrete, the first trial pile having been driven on 1st November 1904. This method of construction stood the test of time. Hamer was in charge of all harbour works until the completion of Princes Wharf in 1924, whereupon he retired and returned to England. He died in 1940 aged about 70 years.

Gold Hole sea wall section

The sea wall (also known as the stone embankment) on the eastern side of Northcote Point is located in the area known as the "Gold Hole". The sea wall was constructed in 1961 and backfilled to provide an area that now comprises a boat yard.

The name "Gold Hole" arose because of the sulphur works at the location.⁵⁷⁴ Sulphur and brick dust from Callans Brick Works and a small sulphur works at present day Sulphur Beach caused the water further south to be tinted various shades of yellow and red, changing the colour of the water at "Gold Hole".⁵⁷⁵

Prior to the construction of the Auckland Harbour Bridge there were two paths which went down from the end of Alma Street to a small beach with a dinghy locker and a grid (timber supports) for working on boats at low tide. The grid at the "Gold Hole" was constructed in 1930-31 as an unemployment relief scheme.

The "Gold Hole" was popular with local children for fishing and swimming.⁵⁷⁶ At the southern end of Sulphur Beach there was a hauling out area for boats, as well as a boat building yard owned by local families. These facilities were destroyed when the Auckland Harbour Bridge was constructed in 1959.

After the Auckland Harbour Bridge was constructed, local boat owners negotiated with the Auckland Harbour Board for the reclamation of an area of land in the vicinity of the "Gold Hole" to provide a hauling out area and the Northcote and Birkenhead Yacht Club was formed to raise money towards the project.

The sea wall on this eastern Northcote Point side was built in 1961 on concrete foundations and backfilled to provide an area capable of holding sixty boats. The Northcote and Birkenhead Yacht Club was initially based at the Gold Hole before the widening of the Harbour Bridge in 1967-9 forced the club to move.⁵⁷⁷

Sulphur Beach Reserve sea wall section

The Sulphur Beach Reserve sea wall extends from the Sulphur Beach Boat Ramp northwards to the Onepoto bridge. It runs alongside the section of State Highway 1 that leads to and from the Auckland Harbour Bridge. It was constructed at the time the Auckland Harbour Bridge was widened from four lanes to eight between 1967 and 1969. The bridge was widened by adding two Japanese-designed dual-lane steel box extensions to its outside. These were known colloquially as the "Nippon Clip-

⁵⁷⁴ North Shore City (2002). Northcote Point Walk. Accessed from: <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Documents/northcote-point-heritage-walk.pdf>.

⁵⁷⁵ History of Northcote (no date). Accessed from: <http://www.aucklandcity.govt.nz/dbtw-wpd/CityArchives/DistrictSchemes/NBC497-5-15/PDFs/00c.%20SCHEME%20STATEMENT.pdf>.

⁵⁷⁶ Northcote Borough Council (1982). *Northcote's past : as related by elderly residents who lived their lives in Northcote covering the 1800's up to the present time*, Auckland.

⁵⁷⁷ Northcote Birkenhead Yacht Club, 'History of the Club'. Accessed from: <http://nbyc.org.nz/history-of-club/>

ons".⁵⁷⁸ The motorway leading to the Harbour Bridge was also widened to accommodate the extra lanes.

Physical description

All sections of the sea wall are similar in style and are pitched to reduce underscoring. The sections appear to have been constructed to a standard design, similar to the sea wall at Freemans Bay built in 1889, which was within a few years of the Northcote Point wharf sea wall section⁵⁷⁹:

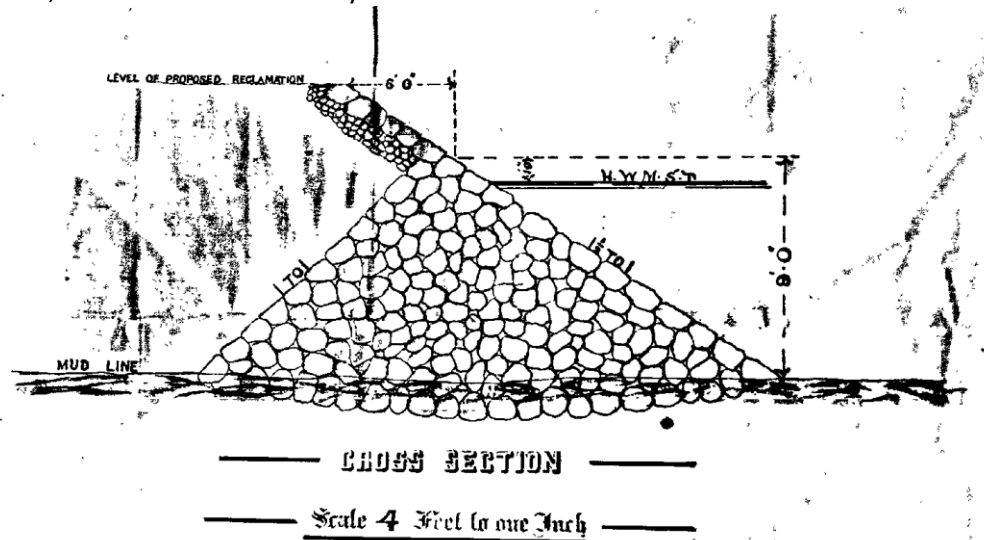


Figure 4: Cross section diagram of the rubble embankment (sea wall) at Freemans Bay from 1889.⁵⁸⁰

“The Wharf” function venue (built 1971) is cantilevered over the Northcote Point Wharf section of the sea wall. The motorway on-ramp is also located over the Sulphur Beach Reserve section of the sea wall.

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 Northcote Point sea wall⁵⁸¹ has historical significance for its association with the development of Northcote Point and the Auckland Harbour Bridge. The Northcote Point wharf section of the sea wall was originally built in 1886, following calls in the 1870s from the North Shore Highway Board to build a wharf to connect the new route between Auckland and the North Shore. As part of the Northcote Point wharf, this section of the sea wall demonstrates the importance of the ferry to Northcote Point at a time when there was no vehicular harbour crossing and reflects the growing population in both Northcote Point and the North Shore in the late nineteenth century. The Northcote wharf was very significant in the development of the area and formed part of a network of wharves in the

⁵⁷⁸ McLean, G. (2013). Auckland Harbour Bridge, accessed from: <https://nzhistory.govt.nz/media/photo/auckland-harbour-bridge>

⁵⁷⁹ Auckland Harbour Board (1889). Reclamation & Rubble Embankment, Freemans Bay, 4 August 1889. MD1352.

⁵⁸⁰ Auckland Harbour Board (1889). Reclamation & Rubble Embankment, Freemans Bay, 4 August 1889. MD1352.

⁵⁸¹ The name of this place is proposed to be changed to “Northcote Point Sea Wall” in this assessment. The place will be referred to by this name henceforth.

Waitematā Harbour that enabled transportation of goods and passengers. The stonewall provides evidence of the extent of the previous wharf and access to it.

The Gold Hole and Sulphur Beach Reserve sections of the sea wall have historical value for their association with the two stages of construction of the Auckland Harbour Bridge, which opened in 1959 and was extended in 1967. The Gold Hole section of sea wall was constructed in 1961 as part of a boat hauling-out area for the Northcote and Birkenhead Yacht Club, which replaced facilities that were demolished to make way for the Auckland Harbour Bridge. The Sulphur Beach Reserve section was constructed when the Auckland Harbour Bridge was expanded from four to eight lanes in 1967-9 and runs alongside the section of State Highway 1 that leads to and from the Auckland Harbour Bridge. This particular section demonstrates the extraordinary growth of the North Shore following the opening of the bridge and the need for more capacity on the bridge.

Northcote Point sea wall has **considerable local** 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 Northcote Point Wharf section of the sea wall has some social value for its relationship with the Northcote Point wharf, which has been used to transport ferry passengers since the 1850s. The Gold Hole section of the Northcote Point sea wall also has some social value for its association with the former popular swimming spot and as the first base of the Northcote and Birkenhead Yacht Club.

Northcote Point sea wall 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 Northcote Point sea wall has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the sea wall.

The Northcote Point sea wall 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 Northcote Point sea wall has the potential to enhance public understanding and appreciation of the history of the development of the Northcote Point wharf and the Auckland Harbour Bridge. This knowledge, however, can equally be gained from documentary sources.

Northcote Point sea wall has **little local** knowledge value.

Technology

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

The three sections of the Northcote Point sea wall provide examples of standard sea wall construction from their time periods but have unremarkable technical innovation value.

Northcote Point sea wall has **little local** technology value.

Physical attributes

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

The three sections of the Northcote Point sea wall have some physical attributes value as examples of standard coastal edge stone construction retaining work undertaken by the Auckland Harbour Board between 1886 and 1969. The Northcote Point Wharf section of the sea wall retains remains of the original 1886 wharf approach (sea wall), but contained within subsequent additions and repairs, notably the 1912 changes which lengthened and widened the sea wall. The Northcote Point Wharf section is associated with two prominent Auckland Harbour Board Engineers: John McGregor, (who was Auckland Harbour Board Engineer when the sea wall was first built in 1886) and W. H. Hamer (who was Auckland Harbour Board Engineer when the wharf was lengthened and widened in 1912). However, the Northcote Point sea wall is not especially important within their body of work as these engineers were more notable for their work on the main Auckland waterfront.

Northcote Point sea wall has **moderate local** physical attributes value.

Aesthetic

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

Northcote Point sea wall contributes positively to the view of Northcote Point from the sea. The sea wall provides a well-defined edge to Northcote Point. It also has notable aesthetic quality that has derived from wave action and sea processes giving the sea wall a patina of age. The sea wall also exemplifies a past aesthetic taste of sea wall design from the early- and mid-twentieth century.

Northcote Point sea wall has **considerable local** aesthetic value.

Context

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

Northcote Point sea wall has collective value as part of a collection of sea walls in Auckland. Five of these are scheduled in the AUP for their historic heritage values: the Devonport Sea Wall (built 1895)⁵⁸², Birkenhead Point Sea Wall (constructed 1909)⁵⁸³, Bayswater Sea Wall (built 1910)⁵⁸⁴, Auckland City Sea Wall (built 1913)⁵⁸⁵, and Blockhouse Bay Sea Wall (constructed 1932)⁵⁸⁶. Together, these sea walls represent late-nineteenth century and early-twentieth infrastructure to protect the coast and reclamations from erosion which are still in use today.

Northcote Point sea wall has **considerable regional** context value.

STATEMENT OF SIGNIFICANCE

The Northcote Point sea wall consists of three sections: the Northcote Point wharf area (first constructed in 1886), the Gold Hole area (first constructed in 1961) and the Sulphur Beach reserve

⁵⁸² AUP Schedule 14.1 ID 02123

⁵⁸³ AUP Schedule 14.1 ID 00907

⁵⁸⁴ AUP Schedule 14.1 ID 02122

⁵⁸⁵ AUP Schedule 14.1 ID 01909

⁵⁸⁶ AUP Schedule 14.1 ID 01647

area (northwards to the Onepoto bridge) (first constructed in 1967-9). All sections are similar in style and are pitched to reduce underscoring. The sections were constructed to a standard design.

The Northcote Point sea wall has historical significance for its association with the development of the Northcote Point suburb and the Auckland Harbour Bridge. The Northcote Point wharf section of the sea wall was originally built in 1886, following calls in the 1870s from the North Shore Highway Board to build a new wharf to connect the new route north from Auckland to the North Shore. As part of the Northcote Point wharf, this section of the sea wall demonstrates the importance of the ferry to Northcote Point at the time and reflects the growing population in both Northcote Point and the North Shore.

The Gold Hole and the Sulphur Beach Reserve sections of the sea wall have historical value for their association with the two stages of construction of the Auckland Harbour Bridge, which was opened in 1959 and extended in 1967. The Gold Hole section of sea wall was constructed in 1961 as part of a boat hauling-out area for the Northcote and Birkenhead Yacht Club, which replaced facilities that were demolished for the construction of the Auckland Harbour Bridge. The Sulphur Beach Reserve section further north was constructed when the Auckland Harbour Bridge was expanded from four to eight lanes in 1967-9 and runs alongside State Highway 1 leading to and from the Auckland Harbour Bridge. This particular section demonstrates the extraordinary growth of the North Shore following the opening of the bridge and the need for more capacity on the bridge.

Northcote Point sea wall also contributes positively to the view of Northcote Point from the sea. The sea wall provides a well-defined edge to Northcote Point. Wave action and sea processes on the wall has given the wall a patina of age.

Northcote Point sea wall has collective value as part of a collection of sea walls in Auckland. Five of these are scheduled in the AUP for their historic heritage values: Devonport Sea Wall (built 1895), Birkenhead Point Sea Wall (constructed 1909), Bayswater Sea Wall (built 1910), Auckland City Sea Wall (built 1913) and Blockhouse Bay Sea Wall (constructed 1932).

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Northcote Point sea wall meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place:

- Amend the name of the place to be: "Northcote Point sea wall" to simplify the name and for consistency with other similar places on the schedule

- Amend the verified location and add in a verified legal description associated with the recommended extent of place
- Remove Social (B), Knowledge (D) and Technology (E) as heritage values
- Add Aesthetic (G) and Context (H) as heritage values
- Amend the extent of place (see maps and section below)
- Add the Northcote Point wharf and the function venue (built 1971) – known as “The Wharf” – as exclusions. The “The Wharf” building is cantilevered over the Northcote Point Wharf section of the sea wall. This building and the timber wharf are later structures and do not contribute to the heritage values of the place.
- Exclude the motorway ramp at the Sulphur Bay Reserve section of the sea wall from the scheduling as the sea wall extends below the ramp.
- Add “yes” for additional rules for archaeological sites or features as the Northcote Point wharf section of the sea wall is pre-1900 and contains the remains of the original 1886 sea wall.

RECOMMENDATION BASED ON HERITAGE VALUE

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---|--|----------------|------------------|------------------|------------------------|--|---|---|
| 00927 | Northcote Point Sea Wall sea wall, including sea wall at “The Gold Hole” | <u>2 Queen Street</u> , Gold Hole, R 13 Princes Street, R 2 <u>Sulphur Beach Road</u> , Northcote Point | <u>Lot 1 DP 66872; Part Harbour BED SO 45029; Lot 1 DP 172523; PT BED AUCKLAND HARBOUR SURVEY OFFICE PLAN 67077; CMA</u> | A B | Sea wall | A, B, D, E, G, H | Refer to planning maps | <u>Northcote Point wharf; function venue building; motorway ramp</u> | Yes | |

Planning maps

The historic heritage extent of place for the Northcote Point sea wall is shown below (purple outline). It covers the three sections of the wall (close ups are shown in the following three maps). The extent includes the capping of the sea wall down to where it meets the seabed. The boat ramp at the Sulphur beach section is also included as it is part of the sea wall.



Figure 5: Proposed Historic Heritage Overlay Extent of Place for Northcote Point sea wall



Figure 6: The proposed historic heritage extent of place for the Northcote Point Wharf area of the Northcote Point sea wall.



Figure 7: The proposed historic heritage extent of place for the Gold Hole area of the Northcote Point sea wall.



Figure 8: A close up of the proposed historic heritage extent of place for the Gold Hole area of the Northcote Point sea wall. The extent of place extends under the motorway ramp. The extent of place also extends northwards to Onepoto bridge.

Evaluator

David Bade, Specialist – Built Heritage, January 2021

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage, January 2021

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy, 10 May 2021

Public Telephone Box - ID 00928

Corner Queen Street and Stafford Road⁵⁸⁷, Northcote Point



Figure 84: Public Telephone Box (Auckland Council 22 September 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the public telephone box in Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵⁸⁸. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

⁵⁸⁷ Note: the address for the public telephone box in the AUP Schedule 14.1 incorrectly identifies Stafford Road as Stafford Street

⁵⁸⁸ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

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

A site visit was conducted on 3 August 2020.

SCHEDULING INFORMATION

| | |
|--|--|
| Schedule ID | 00928 |
| Place Name/and/or Description | Public telephone box |
| Verified Location | Corner Queen Street and Stafford Street, Northcote Point |
| Verified Legal Description | Road reserve |
| Category | A* |
| Primary feature | Telephone box |
| Known Heritage Values | B, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 85: Historic Heritage Overlay Extent of Place (EOP) for ID 00928 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Octagonal Telephone Box was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place and was named 'Public telephone box'. The place is within the AUP Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is identified in the Auckland Council Cultural Heritage Inventory as Octagonal telephone box (ID 3198).

History

In New Zealand, telephone boxes came into use in the early 1910s. Introduced by the New Zealand Post and Telegraph Department, the boxes provided privacy and shelter for the public use of coin operated telephones, known at the time as slot telephones. By 1912, they were in demand in major centres in New Zealand. The *Auckland Star* reported the following:

*'The public telephone box is an extremely handy little arrangement, and the Telegraph Department is to be commended for the energy which is being displayed in the matter of extending the convenience... These boxes when scattered throughout the city and suburbs, will undoubtedly prove of great convenience to the general public.'*⁵⁸⁹

With the development and expansion of Auckland suburbs in the 1910s and 1920s, the public telephone was considered part of essential infrastructure. In 1912, the New Zealand Post and Telegraph Department took over control of almost the entire national telephone network. The early slot telephones allowed the caller to pay tuppence for their call. Public slot telephones were very popular and, as a result, there was great demand for their installation. The policy of the Post and Telegraph Department was to install the public telephones in areas that they saw the best financial return and they were to become a great revenue source for the department.⁵⁹⁰ By 30 June 1914, there were 99-coin slot telephones in use in New Zealand.⁵⁹¹ It is not known how many of these were located in phone boxes on the street as some public telephones were located in Post Office foyers. By 31 March 1926, there were 409 public telephone boxes in operation in New Zealand with revenue earned of £25,107.⁵⁹²

Over the years there were a variety of designs for the public telephone boxes, or kiosks as they were also known. The early kiosks, designed in New Zealand by the Post and Telegraph Department, had glazing on every wall to allow light in and to let people waiting to make a call know if the kiosk was already in use. At night they were lit up for the same reasons.

⁵⁸⁹ *Auckland Star*, 18 June 1912

⁵⁹⁰ *Evening Post*, 15 July 1914

⁵⁹¹ *Press*, 11 July 1914

⁵⁹² *Evening Post*, 27 July 1926



Figure 86. Public Telephone Box, Cathedral Square, Christchurch, 1912.
<https://nzhistory.govt.nz/media/photo/early-telephone-services-new-zealand>

Northcote telephone box

In Northcote, the councillors in a Borough Council meeting on 7 February 1928 discussed the need for public telephone boxes. The council wanted one by the War Memorial Pavilion in Onewa Road, one near the wharf and another midway between them. The secretary of the Post and Telegraph Department had written to the council, stating the department would consider the installation of a public telephone box in Queen Street, a central point midway between the wharf and the War Memorial Pavilion, but that this was dependant on budget allowances.⁵⁹³ By November 1928 a telephone box had been approved⁵⁹⁴ and it was installed the following year opposite the Borough Council Chambers in Queen Street, where the current phone box is installed. The Post and Telegraph Department rejected the need for two more telephone boxes, stating that it was not economical as they would be too close to the current box.⁵⁹⁵ However in the 1930s, after several requests from locals and in particular a strong representation to the Postmaster General from member for Waitemata, Mr A Harris on behalf of Mrs A Taylor of the Northcote Women's Progressive League,⁵⁹⁶ the department relented. In August 1935 a second public telephone box was installed near the corner of Onewa and Gladstone Roads.⁵⁹⁷ In 1936, a third public telephone box was installed near the wharf, at the corner of Queen and King Streets.⁵⁹⁸

⁵⁹³ Northcote Borough Council minutes, 7 February 1928

⁵⁹⁴ Northcote Borough Council minutes, 13 November 1928

⁵⁹⁵ Northcote Borough Council minutes, 20 March 1929

⁵⁹⁶ *Auckland Star*, 7 October 1934

⁵⁹⁷ *New Zealand Herald*, 23 August 1935

⁵⁹⁸ *Auckland Star*, 20 May 1936

The public telephone box that is the subject of this review is not on its original site. The design of the subject telephone box dates from the early 1910s, whereas, as outlined above, the telephone box first placed on Queen Street was erected in 1929. It is not known where the subject telephone box originated.

The relocation of telephone boxes was common as areas developed.

There are a small number of New Zealand-designed telephone boxes remaining, but they are quite rare. There is one in Cambridge, constructed more recently by a local joiner to 1911 plans. In Auckland, there is one other known telephone box of this type, located in Parnell Village. Others are installed in heritage parks and museums.

The introduction of cell phones and internet communication services saw the decline in the popularity of the public telephone box in New Zealand. The early telephone box style was phased out in the 1980s and 1990s and replaced with modern phone boxes, with the exception of a few.

Physical Description

The public telephone box in Northcote is octagonal in form and of timber construction. It has an octagonal hipped shingled roof with a circular vent at the top. With glazing on each side, there are pillars defining each elevation. The lower timber panels appear to have been covered over and painted at some stage.

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 public telephone box is associated with the New Zealand Post and Telegraph Department. Public telephone boxes were introduced in New Zealand around 1910, at a time when private ownership of telephones was not common. The Northcote telephone box is a design dating from the 1910s so represents an early example of the phone box in New Zealand. It is a rare surviving example of an early New Zealand-designed public telephone box. Such telephone boxes were widespread and well used during the 20th century.

As one of the earliest telephone box styles designed in the country, the structure has associations with the early development of the telecommunications industry in New Zealand. The introduction of the slot telephone for public use was revolutionary at the time and allowed everyone access to this means of communication.

This telephone box has considerable local historic value as it stands in the same location as the first telephone box to be installed in Northcote. The first public telephone was installed in a box on a site near the corner of Queen Street and Stafford Road in 1929.

The public telephone box has **considerable local** 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 public telephone box is a marker in the community that locals identify with. It embodies important aspects of collective memory, representing a former way of life and tradition when many people did not have telephones in their own homes and, afterwards, during the time before mobile phones. It is held in high public esteem as part of the Northcote streetscape by locals who acknowledge an earlier time in the suburb's history.

Nationally, telephone boxes are now seen as icons because of their rarity. They represent a small pop culture, with some being bought as follies for the back yard. They hold a place in the market as expensive collector's items.

The public telephone box 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 public telephone box has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua values relating to the telephone box.

The public telephone box 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.

In an age where mobile phones are the principal form of telephone communication, the public telephone box has potential to provide an understanding of the way people communicated in the early decades and beyond in the 20th century. Although pay phones are still in use, their current design reflects different cultural values, trading privacy and shelter for safety and efficiency. This early public telephone box represents a particular time in the history of telecommunication and, as few now remain in their original street environment, it can make an important contribution in providing an insight into the way public telephones were used. As a working telephone box, it provides some added knowledge value as opposed to those you can see in a museum.

The public telephone box has **moderate local** knowledge value.

Technology

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

The public telephone box was one of the first of its type in New Zealand. Slot telephone technology, developed in the early 1910s, was innovative at the time and telephone boxes designed to house this new technology were associated with these advancements in telecommunications. However, the telephone box itself has no specific technology value, as it was simply a shelter for the slot telephone machine, which is no longer present.

The public telephone box has **no** technology value.

Physical attributes

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

The public telephone box is an intact example of an octagonal telephone booth and is one of the earliest types of telephone box in New Zealand, designed in a style from the 1910s. Telephone boxes from this early period are rare, particularly those still located within their original context (as opposed to being in a museum collection).

The telephone box in Northcote has high integrity and authenticity, despite requiring maintenance. The light fitting inside and telephone itself has been added, replacing earlier versions. The lower panels appear to have been covered at some stage.

Designed by the New Zealand Post and Telegraph Department, the telephone box was purposely glazed on every side, the booth designed to allow light into the small standing area and to let people know that it was occupied. The octagonal shallow hipped shingled roof capped with a circular vent was typical of this design.

The public telephone box has **considerable local** physical attributes value.

Aesthetic

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

The telephone box is a physical landmark in the area. Representing a past aesthetic taste, the telephone box has a strong nostalgic appeal evocative of another time. Painted in a striking red exterior finish, the telephone box characterises a popular style that was once common in New Zealand streets. Expressive in its octagonal form, the telephone box has an old-world charm which emphasises its presence on the street adding to its visual qualities.

The public telephone box has **considerable local** aesthetic value.

Context

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

The public telephone box has collective value as part of a group of early public telephone boxes that are sparingly dotted around New Zealand as working units. A similar public telephone box is located in Parnell and others are located in other parts of New Zealand including Whangarei, Dunedin, Christchurch and Thames. There are also early-era red public telephone boxes located in museums such as the Museum of Technology and Transport (**MOTAT**).

The public telephone box has **little local** context value.

STATEMENT OF SIGNIFICANCE

The public telephone box is significant for its association with the New Zealand Post and Telegraph Department, which was responsible for the provision of public telephones and the design and production of public telephone boxes at a time when private ownership of telephones was not common, and when the provision of telecommunications was increasingly recognised as essential infrastructure. The telephone box has significance for its associations with the development of the telecommunications industry in New Zealand, which included the introduction of slot telephones,

making pay phones available to all in the area. Positioned opposite the former Borough Council, the telephone box occupies the same location as the first public telephone box to be installed in Northcote.

As a local landmark, and visually distinctive, the telephone box has a nostalgia value that many Northcote residents identify with. Original telephone boxes are seen as iconic structures throughout New Zealand, and early telephone boxes are part of a small pop culture, largely because of their rarity and uniqueness.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The public telephone box meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Correct error in Verified Location column
- Known heritage values – the review above has identified the values as (a) historical (f) physical attributes and (g) aesthetic
- Add exclusions
- Amend extent of place (see below)

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|---|----------------------------|-----------------------|------------------|------------------------------|------------------------|--|---|---|
| 00928 | Public telephone box | Corner Queen Street and Stafford Street Road, Northcote Point | Road reserve | A <u>B</u> | Telephone box | B, H <u>A F G</u> | Refer to planning maps | <u>Verandah of adjacent building at 143 Queen Street Northcote Point</u> | | |

Planning maps



Figure 87. New Historic Heritage Overlay extent of place (EOP) (GeoMaps).

The current EOP covers an area that does not relate to the historic heritage values of the place. It is recommended the EOP be reduced to the area that relates to the historic heritage values of the place. It is recommended that the EOP is restricted to the structure with approximately a metre surrounding it.

Evaluator

Megan Walker, Specialist Historic Heritage
October 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
17 November 2020

BIRKENHEAD & NORTHCOTE GAS COMPANY WHARF - ID 00930

Council Terrace, Northcote Point



Figure 88: Birkenhead & Northcote Gas Company wharf (Auckland Council; 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Birkenhead & Northcote Gas Company wharf to determine whether it meets the Auckland Unitary Plan (Operative in Part) (**AUP**) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁵⁹⁹. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

⁵⁹⁹ AUP, D17.1 Background

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 15 December 2020.

SCHEDULING INFORMATION

| | |
|--|---|
| Schedule ID | 00930 |
| Place Name/and/or Description | Birkenhead & Northcote Gas Company wharf |
| Verified Location | Council Terrace, Northcote Point |
| Verified Legal Description | PART BED WAITEMATA HARBOUR SURVEY OFFICE PLAN 67176 |
| Category | A* |
| Primary feature | Wharf remains |
| Known Heritage Values | A, D |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Buildings and structures that are not the primary feature |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 89: Historic Heritage Overlay Extent of Place (EOP) for ID 00930 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

The Birkenhead & Northcote Gas Company wharf was scheduled in the North Shore City Council District Plan as “Wharf Remnants” and was included as a category A place.

The place was included in the AUP as a category A* place. The place is subject to both the Marine and Terrestrial Significant Ecological Areas Overlay.⁶⁰⁰ The place is identified in the Auckland Council Cultural Heritage Inventory as Birkenhead & Northcote Gas Company Wharf Remnants (ID 237).

History

The Birkenhead and Northcote Gas Company was established at Little Shoal Bay in 1902 and began operating in 1903. The objective of the company was to: "Light with gas or other illuminating means, agents or appliances, the roads, streets, houses, buildings, wharves and open spaces in the Borough of Birkenhead & Northcote District."⁶⁰¹ To achieve this the company would, among other things, "Build any buildings, factories, mills, offices, works, wharves, machinery, engines and walls".⁶⁰²

The gasworks produced gas from coal which was initially delivered by scow to the Northcote Wharf and later, by scows that beached directly in Little Shoal Bay. Sometime between 1902 and 1935, the Birkenhead and Northcote Gas Company constructed its own wharf for coal and other deliveries. While the exact date of construction is unknown, the wharf is thought to have been constructed as part of one of the land reclamations undertaken by the gas company during a period of expansion between 1913 and 1920. During this time, land reclamations and a canal were completed, in addition to a brick chimney, a gasometer and a coal store.

The gasworks and the recreational grounds at Little Shoal Bay co-existed from at least 1903 when both a local bowling and tennis club were leasing land from the gasworks. In 1907, an Act was passed by Parliament to empower the Auckland Harbour Board to: “convey Little Shoal Bay of the Harbour of Auckland to the Birkenhead Borough Council for a Public Domain and Park and Recreation Ground.”⁶⁰³ The objective of this Act was to reclaim more of the bay to establish a formal recreation ground around the gasworks, to replicate the relationship between the Auckland Gas Company’s Beaumont Street works and Victoria Park in Auckland City.

While it has not been confirmed, it appears that the Birkenhead and Northcote Gas Company either prevented or broke a monopoly of the Auckland Gas Company, which was based in Freeman’s Bay and supplied the Auckland isthmus and areas of the North Shore, including Devonport. Records located to date indicate that the Birkenhead and Northcote Gas Company was not a direct competitor to areas already supplied by the Auckland Gas Company but seems to have prevented the company from expanding its service into Birkenhead and Northcote.

The Birkenhead and Northcote Gas Company went into voluntary liquidation in 1952 and was absorbed by the Auckland Gas Company. Most of the gasworks buildings and structures were demolished when the land was redeveloped for a children’s playground in the 1970s, although the gasometer framing remained until the 1990s. The coal wharf is the only visible reminder of the former gasworks. The wharf is now partially embedded within an adjacent land reclamation that took place in 1970.

⁶⁰⁰ AUP Schedule 3: SEA_T_8226; and AUP Schedule 4: SEA_M2-201w1

⁶⁰¹ Birkenhead and Northcote Gas Company Prospectus 1902

⁶⁰² Ibid

⁶⁰³ Auckland Harbour Board and Birkenhead Borough Empowering Act 1907

Physical Description

The form and extent of the original wharf is still apparent in Little Shoal Bay Reserve. The parallelogram-shaped wharf consists of three walls and ten bollards constructed in shuttered concrete. It is unknown what material was originally used to back fill the reclamation that established the wharf (it might have been backfilled with waste products derived from gas production), but it is now filled or topped with soil, which has grassed over, and contains a number of trees.

While the date of construction is unknown, the structure of the wharf and composition of the concrete provides some clues. The concrete is composed of basalt and beach sand aggregate, including shells. The basalt is relatively regular in size, which is indicative of a later date of construction.

The wharf walls are relatively slim, which not only indicates the presence of some form of iron or steel reinforcing, but also demonstrates the advancement of the chemistry of concrete construction and of structural engineering. An earlier wharf would have had thicker mass concrete walls to compensate for the lack of reinforcing and lack of chemical and structural understanding.

The visible structure of the wharf also suggests a relatively unsophisticated approach to placement of the concrete with little evidence of rodding or tamping, and possibly lack of quality control or professional supervision.

Based on the physical qualities of the wharf (and the history of the company, described above), the date of construction is likely to be around 1920.

There is evidence of more recent repairs to the wharf walls and bollards with modern cement.



Figure 90: 1963 aerial of the coal wharf annotated with the structures that are visible at Little Shoal Bay Reserve (Auckland Council GeoMaps; photos: Auckland Council; 2020)



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 Birkenhead and Northcote Gas Company wharf⁶⁰⁴ has historical values for its association with the Birkenhead and Northcote Gas Company which was founded in 1902. The company provided the first reticulated gas service in the locality and operated from Little Shoal Bay for 50 years. The rapid expansion of the company during its early years not only demonstrated the importance of this new utility, but also reflected the growth and development of the areas it serviced.

The Birkenhead and Northcote Gas Company wharf has **considerable local** historical values.

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 Birkenhead and Northcote Gas Company wharf has social values as a place with an enduring association with the Birkenhead and Northcote communities. Historically, the gasworks would have been a recognisable local landmark, sharing its site with a public park and local sports clubs since at least 1903. While most of the gasworks buildings and structures have been removed, the wharf remains as a relatively inconspicuous reminder of this important utility in a well-used public space.

The Birkenhead and Northcote Gas Company wharf has **moderate local** social values.

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 Birkenhead and Northcote Gas Company wharf has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the wharf.

The Birkenhead and Northcote Gas Company wharf 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 Birkenhead and Northcote Gas Company wharf has some knowledge value. Through further investigation, the exact date of construction, structure and materiality might be determined. The place, which is located in a public reserve, also has potential to educate the public about an important local company and industry through on-site interpretation. This information, however, is likely available from other places and sources.

The Birkenhead and Northcote Gas Company wharf has **little local** knowledge values.

⁶⁰⁴ The name of this place is proposed to be changed through this review. The new name will be used from this point forward.

Technology

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

The Birkenhead and Northcote Gas Company wharf has no known technology values. As discussed under (d) knowledge above, further investigations into the wharf could reveal information about how the place was engineered and constructed, but this information would likely be available from other places or sources.

The Birkenhead and Northcote Gas Company wharf has **no known** technology values.

Physical attributes

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

The Birkenhead and Northcote Gas Company wharf has some physical attributes values. There were many ferro concrete wharf structures built within the Auckland region after 1915 and while in detail, the gas company wharf differs from others (e.g., the integration of concrete bollards into the design and its construction as part of a land reclamation/retaining wall), it appears otherwise unexceptional.

The Birkenhead and Northcote Gas Company wharf has **little local** physical attributes values.

Aesthetic

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

The Birkenhead and Northcote Gas Company wharf has some aesthetic values as part of the Little Shoal Bay Reserve. The wharf retains its foreshore setting which affords the place views across the Waitemata Harbour.

The Birkenhead and Northcote Gas Company wharf has **little local** aesthetic values.

Context

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

The Birkenhead and Northcote Gas Company wharf has context values because the site and setting add meaning to the wharf as the location of the former gasworks. While the wharf is the only remaining structure associated with the gasworks, the place retains an important contextual relationship with the surrounding reserve. The recreation reserve and gasworks have co-existed in this place since at least 1903; an association which was formalised in 1907 through an Act of Parliament which encouraged interdependencies between the two functions.

The place also has wider contextual connections to other gas company infrastructure across Auckland, including the Auckland Gas Works Company buildings in Beaumont Street, Victoria Avenue and Wyndham Street, and also the Auckland Gas Company clay store and brickworks in Devonport.

The Birkenhead and Northcote Gas Company wharf has **considerable local** context values.

STATEMENT OF SIGNIFICANCE

The Birkenhead and Northcote Gas Company wharf is a concrete coal wharf that was constructed as part of a land reclamation undertaken in Little Shoal Bay around 1920. The wharf was constructed by the Birkenhead and Northcote Gas Company which was founded in 1902. The company provided the first reticulated gas service in the locality and operated for 50 years. The rapid expansion of the company during its early years not only demonstrated the importance of this new utility, but also reflected the growth and development of the areas it serviced.

The wharf is also associated with the development of Little Shoal Bay Reserve. The bay had long been a place of informal recreation, however the development of a formal recreation area associated with the gasworks was considered advantageous and was empowered through an Act of Parliament. The gasworks and the recreation reserve co-existed on the same site from 1903 until 1952.

The wharf has contextual relationships with its site, which is the location of the former gasworks. It is also associated with other gas company infrastructure across Auckland, including the Auckland Gas Works Company buildings in Beaumont Street, Victoria Avenue and Wyndham Street, and also the Auckland Gas Company clay store and brickworks in Devonport.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

The Birkenhead and Northcote Gas Company wharf meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place is included in Schedule 14.1 as a category B place.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place:

- Amend the place name to “Birkenhead and Northcote Gas Company wharf” (switching the ampersand for ‘and’) which reflect this historical name of the place
- Amend address
- Amend legal description
- Amend primary feature
- Amend heritage values
- Amend the extent of place

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--|---------------------------------------|--|----------|--------------------------|-----------------|------------------------|---|---|---|
| 00930 | Birkenhead & Northcote Gas Company wharf | R 20 Council Terrace, Northcote Point | PART-BED WAITEMATA HARBOUR SURVEY OFFICE PLAN 67176 PT HARBOUR BED; LOT 2 DP 62708; LOT 11 DP 45780; ALLOT 541 PARISH OF TAKAPUNA | A* B | Wharf structure remnants | A, D, H | Refer to planning maps | Buildings and structures that are not the primary feature | | |

Planning maps

Amend the extent of place to the area shown in red below. This area covers the full extent of the wharf remains and the values of the place, including extending into the coastal marine area (CMA) and the reclamation in which part of the wharf is buried.



Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
December 2020

Peer Reviewer

Robert Brassey, Principal Specialist Cultural Heritage
18 December 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
12 January 2021

Lymington Castle - ID 00932

47 Verbena Road, Birkdale



Figure 91: Lymington Castle (Auckland Council 28 October 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of Lymington Castle in Birkdale to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (**AUP**) threshold for scheduling as category A, category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A*, which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁶⁰⁵. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring Schedule 14.1 is robust.

Background and constraints

⁶⁰⁵ AUP, D17.1 Background

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 28 October 2020, from the public realm.

SCHEDULING INFORMATION

| | |
|--|---------------------------|
| Schedule ID | 00932 |
| Place Name/and/or Description | Lymington Castle |
| Verified Location | 47 Verbena Road, Birkdale |
| Verified Legal Description | Lot 3 DP 315307 |
| Category | A* |
| Primary feature | Residence |
| Known Heritage Values | A, F, G |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 92: Historic Heritage Overlay Extent of Place (EOP) for ID 00932 (Auckland Council GeoMaps)

HISTORICAL SUMMARY

Planning background

Lymington Castle was originally scheduled in the North Shore City Council District Plan 2002 as a category A place.

The place was included in the AUP as a category A* place. The place is also subject to a designation for defence purposes – protection of approach and departure paths (Whenuapai Air Base).⁶⁰⁶ The place is identified in the Auckland Council Cultural Heritage Inventory as Lymington Castle (ID 12976).

History

Following World War I, Laurence Castleton and his wife Gladys (known as Dede), began farming in Birkdale on land that extended from Eskdale Road to Verran Road. The land was owned by the Stewart family and leased by the Castleton family.⁶⁰⁷ In 1925, Laurence and Dede purchased land from the Stewart's estate and named their farm Lymington. On the land they lived in the existing old homestead, and primarily farmed dairy cows, but common to other farms in the area the Castleton farm also had an extensive orchard, along with strawberry fields and flower gardens.⁶⁰⁸ The farm also boasted a tennis court. A keen tennis player, Laurence Castleton was a member of the local Birkdale Tennis Club.⁶⁰⁹ The Castleton family were well known in the district. They had two daughters, Una and Esme. During World War II, Una and Esme took on their father's milk run, delivering milk to 400 houses in the area, and they also grew flowers to sell.⁶¹⁰

Esme married Ron Reid in 1949. Ron and his brothers started a successful building company, Reidbuilt Homes, in Beach Haven, building homes and relocating them to new sections. In 1959 Esme and Ron purchased the part of Lymington farm containing the old homestead. Esme had always been fascinated with castles and after the couple toured Europe visiting many castles, Ron is said to have told Esme that he would build her a home fit for a princess.⁶¹¹ In a 1996 *Sunday Star Times* article titled *The Castle Ron Built*, Ron states "I did it on the whim of my wife".⁶¹²

With £40, Ron began to purchase building materials to create the castle. Ron designed the castle and planned on paper where each stone should be laid.⁶¹³ Over the next 25 years, Ron worked every weekend and after work to complete the castle. While it was still being built, but had reached a stage of being habitable, the family moved in. They demolished the old homestead and disposed of it in a bonfire.

The garden around the castle was originally created by Dede Castleton.⁶¹⁴ It was often used for wedding photos, with the castle as a backdrop, and garden clubs visited regularly. The castle has been the subject of photographic art and exhibitions.

Esme died in 2008 and the castle is now in the ownership of her son.

⁶⁰⁶ AUP Designation 4311

⁶⁰⁷ Deeds Index 10A 544

⁶⁰⁸ *Birkenhead The Way We Were*, Haddon, Kathy, p112

⁶⁰⁹ *Auckland Star*, 3 October 1933

⁶¹⁰ *Ibid*, p82

⁶¹¹ *The Castle Ron Built*, Donna Chisom, *Sunday Star Times*, 04 Feb 1996

⁶¹² *Ibid*

⁶¹³ *Ibid*

⁶¹⁴ *Ibid*

Lymington Castle was originally on a larger site. In 2016, the property was subdivided and part of it transformed into a new housing development named 'Castle Glade'. The castle now occupies the remnant 4,200m² property at 47 Verbena Road.

Physical Description

The castle sits behind a high stone wall that extends along Verbena Road. The entry to the property is through a high timber gate. A plaque is embedded in the wall close to the gate. Inscribed on the plaque is the following:

*Herein is the work of Esmedede (Es) and her husband Ross (Ron) Reid
He built their home single-handedly and In it they lived happily ever after
This is their monument*

The place is constructed of hewed Hinuera stone laid on timber framework with fibre cement cladding.⁶¹⁵ It has the appearance of a medieval castle; a fortified structure with a tower and battlement parapets, complete with a crenelated finish. Another feature of this medieval-inspired style of architecture is the addition of a timber drawbridge, situated over a moat leading to the front door.

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 place has historical value for its association with the Castleton family. With a dairy farm that supplied milk to the district, strawberry fields contributing to the local fruit market and flowers being cultivated for sale, the Castleton family were well-known on the district for their local produce and the castle's garden, developed by Dede.

Lymington Castle has **moderate local** 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 place has some local social value as an important marker in the area. Conspicuous in the suburban landscape, the castle is well known in the district and is perceived as being an important element in the community's consciousness that locals identify with.

Lymington Castle is known in the community as a local romantic legend, portraying a neighbourhood fairy tale, being the home a husband built to fulfil his wife's dreams of living in a castle.

The gardens of Lymington Castle, established by Dede Castleton, have been the subject of garden club visits.

Lymington Castle has **moderate local** social value.

⁶¹⁵ Ibid

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.

Lymington Castle has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the castle.

Lymington Castle 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.

A plaque on the exterior wall provides some explanation as to why the castle was built and refers to a romantic fairy tale-like notion. However, the place is unlikely to provide any knowledge or contribute to an understanding of the cultural or natural history of the nation, region or locality.

Lymington Castle has **no** knowledge value.

Technology

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

The method of construction varied considerably from that of a true medieval castle. The place was built using Hinuera stone laid out on fibre cement board which clads a timber framed building. A unique method of construction, it demonstrates an innovative process giving the appearance of solid stone construction.

Lymington Castle has **moderate local** technology value.

Physical attributes

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

The castle demonstrates the craftsmanship of its construction. Built over a period of twenty-five years, the exterior of the castle references early medieval architecture. The unusual form of construction demonstrates the craftsmanship of hewed stonework and how a pattern guided the assembly of the stones.

Modelled on castles seen in Great Britain, the place has some physical attributes value as an example of a rare form of architecture within New Zealand. Earlier castles built in New Zealand include Larnach Castle (1874) in Dunedin and Merkesworth Castle⁶¹⁶ (1926) in Takapuna.

Lymington Castle has overall **moderate local** physical attributes value.

Aesthetic

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

Set behind high stone walls in a large garden, Lymington Castle has aesthetic appeal as a replica of a medieval castle, although it is screened by the walls of the property. Visually distinctive, the place is a

⁶¹⁶ AUP Schedule 14.1 ID 01072

local landmark, and has some visual appeal, evocative of a small European castle from a much earlier era.

The castle is the subject of articles and photographs. Images and the story of the Lymington Castle have been shared on social media. The place is also represented in books on Birkenhead.

Lymington Castle 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 castle is an unusual structure in the middle of a suburban street. Although it has a link to the history of the Castleton family who had resided on the land since 1920, it has no link to its surrounding streetscape.

In a wider context, the place is one of a very small group of castle-inspired structures in New Zealand. However, although part of this group it differs in its form of construction and age and has a lower profile on a regional or national scale.

Lymington Castle has little context value.

STATEMENT OF SIGNIFICANCE

Lymington Castle is a small replica medieval-inspired castle built as a home for Esme Reid by her husband Ron. Constructed over weekends for a period of 25 years, the place reflects Esme's longstanding passion for castles and the romantic notion of building the dream that the couple shared. A local landmark, the castle is well-known in the community and is a place the community identifies with as part of the Birkdale landscape. It demonstrates an interesting form of construction, using hewed Hinuera stone laid out on fibre cement board, in a meticulously planned fashion to create the effect of a solid stone structure. The craftsmanship of this method of construction has proven effective in delivering a realistic form as seen from the street. The place is an unusual form of architecture in the New Zealand landscape, with less than a handful of other known castles scattered around the country.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Lymington Castle does not meet the Unitary Plan thresholds for scheduling as a Historic Heritage Place. It is recommended that the place be removed from the Historic Heritage Overlay (Schedule 14.1 and the planning maps).

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|-------------------------------|---------------------------|----------------------------|----------|------------------|-----------------|------------------------|------------------------------------|---|---|
| 00932 | Lymington Castle | 47 Verbena Road, Birkdale | LOT 3 DP 315307 | A* | Residence | A, F, G | Refer to planning maps | Interior of building(s) | | |

Planning maps

Delete the Historic Heritage Overlay from 47 Verbena Road, Birkdale.

Evaluator

Megan Walker, Specialist Historic Heritage
November 2020

Peer Reviewer

Rebecca Freeman, Senior Specialist Historic Heritage
November 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
7 December 2020

RESIDENCE - ID 01003

1 Queen Street, Northcote Point



Figure 93: Residence, 1 Queen Street, Northcote Point (Auckland Council; 9 September 2020)

INTRODUCTION

Purpose

This review assesses the heritage values of the Residence at 1 Queen Street, Northcote Point to determine whether it meets the Auckland Unitary Plan (Operative in part) 2016 (AUP) threshold for scheduling as category A or category B or a historic heritage area, and also provides recommendations on refining the management of the place based on its identified heritage values.

The subject place is currently scheduled in the interim category A* which was created during the development of the AUP to address the disparity among the ways top tier scheduled historic heritage places were managed across the different legacy councils⁶¹⁷. Category A* is effectively a holding pattern for some of the region's most significant scheduled places until they can be reviewed to confirm their category.

⁶¹⁷ AUP, D17.1 Background

As part of its Strategic Vision, the Auckland Council Heritage Unit identified the A* reviews as a priority, aligned with the 10-year target of ensuring that the historic heritage overlay of the AUP is robust.

Background and constraints

Information on the history of the place and a physical description are sourced from the 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 review does not include an assessment of archaeological values or an assessment of the importance of the place to Mana Whenua. This review does not include a structural evaluation or condition report.

A site visit was conducted on 9 September 2020.

SCHEDULING INFORMATION

| | |
|---|---------------------------------|
| Schedule ID | 01003 |
| Place Name/and/or Description | Residence |
| Verified Location | 1 Queen Street, Northcote Point |
| Verified Legal Description | Allot 32 Town of WOODSIDE |
| Category | A* |
| Primary feature | Residence |
| Known Heritage Values | A, F, G, H |
| Extent of Place (Refer to Figure 2) | Refer to planning maps |
| Exclusions | Interior of building(s) |
| Additional Controls for Archaeological Sites or Features | |
| Place of Maori Interest or Significance | |



Figure 94: Historic Heritage Overlay Extent of Place (EOP) for ID 01003 (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

Planning background

The residence at 1 Queen Street, Northcote Point was scheduled in the North Shore City Council District Plan 2002 as “House” and was included as a category B place. Through Plan Change 38 to the North Shore City Council District Plan, the place was elevated to category A.

The place was included in the AUP as a category A* place as “Residence”. The place is included in the Special Character Areas Overlay Residential and Business – Residential North Shore Northcote Point. The place is subject to a designation in the AUP for State Highway 1 (Auckland Harbour Bridge to Albany).⁶¹⁸

The place is identified in the Auckland Council Cultural Heritage Inventory as Residence (ID 13031).

History

The Residence at 1 Queen Street, Northcote Point was constructed in 1901 (some sources indicate it was constructed in 1904) for James Trounson. Trounson arrived in New Zealand on the *Hanover* in 1862. Originally from Cornwall, he was part of a group planning to establish a non-conformist Christian community on the Kaipara Harbour, based around land known as Port Albert. The group became known as the Albertlanders.

James Trounson did not settle for long with his fellow pilgrims, and soon left to make a living in the timber industry. Trounson settled in Paparoa, where he purchased 2400 acres of bush land, which he cleared. Later, he purchased another 3400 acres of bushland in the Kaihu Valley.⁶¹⁹

Trounson was one of the earliest settlers in the Paparoa area and took a great interest in local affairs. Trounson was a member of the Hobson County Council for three years and was also a member of the licensing committee. In 1890, he offered himself as a candidate for Parliament, but was defeated by nine votes. He also stood unsuccessfully in 1893, again being defeated by a narrow majority.⁶²⁰ Trounson was a devoted Methodist, and held a number of senior, public positions in the church which saw him travel around the North Island giving speeches and lectures.

Trounson is best remembered for his gift of 55 acres in 1890 towards what is now known as Trounson Kauri Park. When the kauri timber industry was threatening to wipe out all significant areas of native bush, the government set aside eight acres, to which Trounson added his contribution. This gift inspired the formation of the Scenery Preservation Club, and Trounson later offered an additional 900 acres. In 1921, the area was officially opened as Trounson Kauri Park.⁶²¹ Trounson Kauri Park now contains around 1500 acres and is managed as the Department of Conservation’s first mainland “island”.⁶²² The park is considered to contain the best remaining kauri-dominant forest in New Zealand.⁶²³

⁶¹⁸ AUP Designation 6750, State Highway 1: Auckland Harbour Bridge to Albany, New Zealand Transport Agency

⁶¹⁹ Victoria University. <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc02Cycl-t1-body1-d2-d51-d16.html>

⁶²⁰ Ibid.

⁶²¹ New Zealand History. <https://nzhistory.govt.nz/media/photo/trounson-kauri-park>

⁶²² Department of Conservation. <https://www.doc.govt.nz/parks-and-recreation/places-to-go/northland/places/trounson-kauri-park/>

⁶²³ New Zealand Tree Register <https://register.notabletrees.org.nz/tree/view/1373>

Around 1900, it appears that Trounson retired from his timber business, and following a forty-year association with Papanoa, he relocated to Northcote Point. In 1901, he chose a kauri log from his land in Northland and transported it by scow to Northcote Point where he built “Quinton Villa” (the subject site).

Trounson appears to have enjoyed a quiet retirement, as there are few references to him after relocating to Northcote Point. Following Trounson’s death in 1929, his son continued to live in the house. In the early 1960s the property was acquired by Hubert Dudley Sampson, Professor of Psychology at the University of Auckland, and settled under the *Joint Family Homes Act 1964* on Hubert Sampson and his wife Jean Sampson in 1974. From 1979 to 1989, Jean Sampson served as the last Mayor of Northcote (prior to amalgamation into North Shore City).

Physical description

The Residence at 1 Queen Street, Northcote Point, known as Quinton Villa, is a relatively unusual example of an Edwardian corner bay villa with a hipped gable roof. Unlike most other examples of its type, the two bays are not perpendicular, but rather, diagonal to the main form of the house (refer to the diagrams below). Centred between the two diagonal bays is a third bay (defined by an original roof-top dormer) which directly addresses the street and is another uncommon feature. Together, the three bays give the effect of a faceted, hexagonal form to the front façade of the villa.



Figure 95: Quinton villa, showing the axes of the bays (yellow) over the basic form of the house (red) (Auckland Council GeoMaps)



Figure 96: 120 Hinemoa Street, showing the more common arrangement of bays in a corner bay villa (yellow) over the basic form of the house (red) (Auckland Council GeoMaps)

The complex form, fine detailing and unusual features (such as the early transitional style chimneys and round verandah) of Quinton Villa suggests an architect was involved in the design, however, none was identified in research undertaken for this report.

Quinton Villa is a unique example of a villa designed to respond to its site. The siting of most other villas was governed by a need to rationalise housing developments through orthogonal grid street patterns. Grids were imposed irrespective of topography, geological features or consideration of sunlight or shadowing. The Quinton Villa is unusual in that it disregards the accepted siting of villas to take advantage of views over the harbour but continues to prescribe to the strict division of public and private space, resulting in a unique form.

The villa was constructed from a single kauri log from Trounson’s land holdings in Northland. While kauri is not an unusual building material for villas, Trounson selected one of his own trees specifically for the house, creating an interesting connection between the building materials and the occupant.



Figure 97: Quinton villa circa 1908 (Northcote Point Heritage walk)



Figure 98: Quinton Villa (side view) circa 1965 (Auckland Libraries Heritage Collections 7-A1796)

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.

Quinton Villa⁶²⁴ has historical values for its association with James Trounson, a timber merchant who arrived in New Zealand in 1862 with the pilgrims of the non-conformist Christian community that was established at Port Albert. Trounson did not settle with the Albertlanders for long, instead relocating to Paparoa, where he found success in the timber industry and in local politics. After leaving Port Albert, Trounson remained a devoted Methodist and played a prominent role in the church community, including giving lecture tours.

⁶²⁴ The name of this place is proposed to be amended through this review. The amended name will be used from this point forward.

Trounson is nationally significant for giving 955 acres of his Kaihu Valley land to the public to preserve remnants of native kauri forest before it was all destroyed by the timber industry. His land now forms the majority of Trounson Kauri Park, which was opened in 1921. The land is managed as the Department of Conservation's first mainland "island" and is considered by the New Zealand Tree Register to contain the best remaining kauri dominant forest in New Zealand.

Although Trounson is a notable figure, the majority of his life (including when he was active in the timber industry, local politics and Methodism) was spent outside of Auckland. Trounson relocated to Northcote Point after retirement, and although he lived at Quinton Villa for nearly 30 years, he was no longer involved in the activities that made him important, and therefore, his significant historical associations are not directly connected to the subject place.

Quinton Villa has **moderate local** historical values.

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.

Quinton Villa has social values as a place that is valued by the local community. Quinton Villa was included as a place of interest in the Northcote Point Heritage Walk and was also included in the North Shore Heritage Thematic Review.

Quinton Villa has **moderate local** social values.

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.

Quinton Villa has been included in Schedule 14 primarily for its built heritage values. Information about the history of the place and research undertaken for this review has not revealed any Mana Whenua value relating to the villa.

Quinton Villa has **no known** Mana Whenua values.

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.

Quinton Villa has knowledge values for its potential to help educate the public about the life and work of James Trounson, however, as discussed above, the villa does not directly demonstrate these values or associations.

Quinton Villa has **little local** knowledge values.

Technology

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

Quinton Villa has no known technology value. The techniques and materials that were used to construct the villa are well understood through other places and documents.

Quinton Villa has **no known** technology value.

Physical attributes

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

Quinton Villa has physical attributes values for its use of a complex form and unusual plan that demonstrate a conscious attempt to respond to its site while separating public and private spaces. The place is an unusual example of a corner bay villa where the bays emanate diagonally from the main form of the house, as opposed to the more common perpendicular arrangement. The place has no known architect, however the quality of the design, the fine features and unusual elements, such as a round verandah and uncommon design of the chimneys, strongly suggests that an architect was involved.

In addition to the unusual form of the house, it is also unusual for its siting, which makes a conscious effort to respond not only to the topography, but also to the harbour. Such a specific response to a site is very rare in Edwardian villas and reflects Trounson's input into the design.

The villa was constructed from a single kauri log from Trounson's land holdings in Northland. While kauri is not an unusual building material for villas, Trounson selected one of his own trees specifically for the house, creating an interesting connection between the building materials and the occupant.

Quinton Villa has **considerable local** physical attributes values.

Aesthetic

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

Quinton Villa has aesthetic values as an attractive Edwardian villa with restrained Classical detailing. Its unusual form and well-landscaped elevated setting add to the visual appeal of the place. While the villa is not readily visible from Queen Street, it is highly visible from the Harbour Bridge and from Stokes Point Reserve, serving as a local landmark that defines the end of the Northcote Point Peninsula.

Quinton Villa has **considerable local** aesthetic values.

Context

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

Quinton Villa has context values as part of a group of late nineteenth and early twentieth century buildings in Northcote Point. Collectively, these places reflect the development and prosperity of the area and contribute strongly to the sense of place of Northcote Point.

Quinton Villa has **moderate local** context values.

STATEMENT OF SIGNIFICANCE

Quinton Villa is an unusual example of an Edwardian corner bay villa, constructed around 1901 for timber merchant James Trounson. Trounson was an early settler in Paparoa, Northland, where he established a successful timber business and was actively involved in local politics and the Methodist Church. He is best known for his public gift of 955 acres of land to preserve native kauri forests. His land is now managed by the Department of Conservation as the Trounson Kauri Park.

Quinton Villa was constructed for Trounson as his retirement home and has a complex and unique form that demonstrates a conscious attempt to respond to the site while maintaining a hierarchy of

space. The villa was constructed from a single kauri log from Trounson’s land holdings in Northland and reflects Trounson’s input into the design.

TABLE OF HERITAGE VALUES

| Significance Criteria (A-H) | Value | Context |
|-----------------------------|--------------|---------|
| A- Historical | Moderate | Local |
| B- Social | Moderate | Local |
| C- Mana Whenua | No known | NA |
| D- Knowledge | Little | Local |
| E- Technology | None | NA |
| F- Physical Attributes | Considerable | Local |
| G- Aesthetic | Considerable | Local |
| H- Context | Moderate | Local |

CATEGORY RECOMMENDATION

Quinton Villa meets the thresholds for scheduling as a Historic Heritage Place. It is recommended that the place included in Schedule 14.1 as a category B.

REFINING MANAGEMENT RECOMMENDATION

Additional changes are recommended to refine the management of this place, including:

- Amend place name to “Quinton Villa”
- Amend known heritage values

RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

| ID | Place name and/or description | Verified location | Verified legal description | Category | Primary features | Heritage values | Extent of place | Exclusions | Additional rules for archaeological sites or features | Place of Maori interest or significance |
|-------|--------------------------------|---------------------------------|----------------------------|-------------|------------------|-----------------|------------------------|-------------------------|---|---|
| 01003 | <u>Residence Quinton Villa</u> | 1 Queen Street, Northcote Point | Allot 32 Town of WOODSIDE | A* B | Residence | A,F,G,H | Refer to planning maps | Interior of building(s) | | |

Planning maps

No changes proposed

Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
October 2020

Peer Reviewer

Elise Caddigan, Built Heritage Specialist
October 2020

Managerial Sign-Off

Megan Patrick, Team Leader Heritage Policy
20 October 2020