

PARKFIELD TERRACE

Parkfield Terrace, Newmarket



Figure 1: Parkfield Terrace (Auckland Council; 2021)

INTRODUCTION

Purpose

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

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

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

Policy B5.2.2(4) describes the categories of historic heritage places and areas. Historic heritage areas are:

¹ Unitary Plan B5.2.2(1)

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

Background & constraints

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

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

A site visit was conducted on 4 April 2022 to view the area from the public realm.

IDENTIFICATION

Site address(es) and/or location	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 Parkfield Terrace, Newmarket
Legal description(s)	PT LOTS 7-9 DP 4677; LOTS 1-3 DP 209938; LOT 20 DP 7396; LOT 1 DP 7396; LOT 19 DP 7396; LOT 2 DP 7396; LOT 18 DP 7396; LOT 3 DP 7396; LOT 17 DP 7396; LOT 1 DP 168166; LOT 4 DP 7396; PT LOT 16 DP 7396; LOT 5 DP 7396; LOT 15 DP 7396; LOT 6 DP 7396; LOT 14 DP 7396; LOT 7 DP 7396; LOT 13 DP 7396; LOT 8 DP 7396; LOT 12 DP 7396; LOT 9 DP 7396; LOT 11 DP 7396; PT LOT 10 DP 7396; road reserve
AUP zone	Residential – Single House
AUP overlays	Special Character Areas Overlay – Residential Isthmus A
New Zealand Heritage List / Rārangī Kōrero details	NA
Archaeological site (Heritage New Zealand Pouhere Taonga Act [HNZPTA] 2014, Section 6)	NA
Cultural Heritage Inventory (CHI) reference(s)	NA
New Zealand Archaeological Association (NZAA) site record number(s)	NA

Location



Figure 2: Location map for 1-22 Parkfield Terrace, Newmarket (Auckland Council GeoMaps)

HISTORICAL SUMMARY AND PHYSICAL DESCRIPTION

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

The block of land between Khyber Pass and Carlton Gore Road that now contains the 22 residential properties on Parkfield Terrace was occupied by Bennett and Green Co, Ltd from around 1897 to 1911.² Bennett and Green was a firm of well-known and respected nurserymen, which sold trees, shrubs and plants from the block of land throughout the North Island. The firm actively participated in the Auckland Horticultural Society and regularly entered and judged competitions.

In 1908, the business became a limited liability company, immediately reaping profit from the sale of part of the frontage of its site (it is unclear if it was the Carlton Gore or Khyber Pass frontage).³ In 1910, the company established a second nursery branch on Rata Road in Helensville.⁴

Bennett and Green played a significant role in advising the Newmarket Borough Council, as well as other councils throughout the North Island on landscape and garden design. Francis Bennett was especially influential through his long-term involvement in politics, serving on the Newmarket Borough Council and as Mayor of Newmarket.⁵ George Archibald Green was described as the “father of horticultural organisations”⁶ and was fundamental in the founding of the Horticulture Trades Association and the New Zealand Institute of Horticulture.⁷

In 1911, the Newmarket Borough Streets Committee considered and accepted a proposal to dedicate a street through the Bennett and Green nursery site.⁸ It is unclear whether Bennett and Green had chosen to

² DP 4677

³ AUCKLAND STAR, VOLUME XXXIX, ISSUE 174, 22 JULY 1908, PAGE 4

⁴ AUCKLAND STAR, VOLUME XLI, ISSUE 245, 15 OCTOBER 1910, PAGE 13

⁵ NEW ZEALAND HERALD, VOLUME 80, ISSUE 24614, 19 JUNE 1943, PAGE 8

⁶ HOROWHENUA CHRONICLE, 28 SEPTEMBER 1935, PAGE 8

⁷ IBID, PAGE 8

⁸ AUCKLAND STAR, VOLUME XLII, ISSUE 115, 16 MAY 1911, PAGE 7

dispose of its site, or if it was taken as a public works project. However, after it was subdivided, Frank Evans, an insurance manager who served as a Director of Bennett and Green⁹, speculatively purchased many of the residential lots on Parkfield Terrace¹⁰. This might suggest that the company sought to maximise gains from a site they had already chosen to dispose of. Bennett and Green relocated to new premises on Great South Road in Remuera by the end of August 1911¹¹, and Parkfield Terrace became the last residential area to be subdivided in Grafton.¹²



Figure 3: Parkfield Terrace from Khyber Pass, 1929 (Auckland Libraries Heritage Collections 4-1846)

Tenders were accepted for the formation of Parkfield Terrace in 1911¹³ and the road was dedicated 1912¹⁴. It is unclear if the name “Parkfield” refers to any specific person or place. Tenders for drainage were accepted in 1912¹⁵, and lots were offered for sale beginning in 1912. The houses on the street were constructed beginning in 1912 except for the houses at Nos. 17 and 21 which were on site prior to subdivision.¹⁶ A survey map indicates that by 1928 all 22 properties had a house constructed on them apart from Nos. 20 and 22.¹⁷

The standard street numbering is reversed along Parkfield Terrace. Even numbers are usually located on the right-hand side of the street, but for both Parkfield Terrace and the adjacent Huntly Avenue, even numbers are on the left. It is unclear if there is a reason for this anomaly, but the Newmarket Borough Streets Committee briefly considered rationalising the numbering before abandoning the idea.¹⁸

Further drainage works were carried out in 1931 as part of Newmarket Borough’s unemployment relief works under section 155 of the *Industrial Conciliation and Arbitration Act 1925*.¹⁹ Between 1927 and 1930, the Plane trees that line the street were planted²⁰, and by 1937, the street was described favourably as a “veritable garden suburb of a street”²¹.

⁹ NEW ZEALAND HERALD, VOLUME XLV, ISSUE 13811, 25 JULY 1908, PAGE 10

¹⁰ Records of Title

¹¹ AUCKLAND STAR, VOLUME XLIII, ISSUE 81, 3 APRIL 1912, PAGE 1

¹² Matthews & Matthews, Ltd. (2012). *Residential 1 study*. P 145

¹³ NEW ZEALAND HERALD, VOLUME XLVIII, ISSUE 14758, 14 AUGUST 1911, PAGE 12

¹⁴ NEW ZEALAND HERALD, VOLUME XLIX, ISSUE 14915, 13 FEBRUARY 1912, PAGE 5

¹⁵ AUCKLAND STAR, VOLUME XLIII, ISSUE 112, 10 MAY 1912, PAGE 12

¹⁶ DP 7396

¹⁷ Auckland Libraries Heritage Collections Map 6196

¹⁸ NEW ZEALAND HERALD, VOLUME LXXIII, ISSUE 22559, 26 OCTOBER 1936, PAGE 11

¹⁹ AUCKLAND STAR, VOLUME LXII, ISSUE 252, 24 OCTOBER 1931, PAGE 17

²⁰ NEW ZEALAND HERALD, VOLUME LXIV, ISSUE 19688, 14 JULY 1927, PAGE 12

²¹ NEW ZEALAND HERALD, VOLUME LXXIV, ISSUE 22921, 27 DECEMBER 1937, PAGE 13



Figure 4: Parkfield Terrace streetscape (Auckland Council 2022)



Figure 5: Parkfield Terrace streetscape (Auckland Council 2022)

From the time of construction, the houses along Parkfield Terrace were occupied by an interesting mix of people. The small scale of the houses and close proximity to both the city centre and Newmarket attracted workers, including railway workers, chemists, civil servants, drapers and machinists. At the same time, Parkfield Terrace also attracted a number of wealthier and more affluent families, which is evidenced by significant coverage in the society pages of local and national newspapers. The weddings, holidays and accomplishments of many of these inhabitants was documented in great detail, which suggests that there was public interest in what these families were doing. It is unclear why families of this stature would choose to live in houses of this scale and density, but it could relate to the proximity of Parkfield Terrace to Carlton Gore Road and Huntly Avenue where larger houses of prominent families (such as the Huntlys and Outhwaites) were historically located.

Physical description

Pattern of development

The Parkfield Terrace area is a linear subdivision along Parkfield Terrace, a cul-de-sac road off Khyber Pass. A linear or orthogonal grid subdivision pattern is consistent with the wider approach to residential subdivisions in the early part of the 20th century, however, the subdivision pattern of Parkfield Terrace was also dictated by existing surrounding development. Parkfield Terrace is connected to Carlton Gore Road via a pedestrian walkway, which is known as 33A Carlton Gore Road.

Lot widths and sizes are generally consistent in Parkfield Terrace. The lots on the odd-numbered side of the street tend to be around 20m² larger than those on the even-numbered side. All sections are small, ranging from around 250-270m², apart from Nos. 17 and 19. The house at No. 17 was built prior to subdivision and therefore it has a slightly larger (331m²) lot to accommodate the existing house. This had a knock-on effect on the neighbouring site at No. 19, which is slightly smaller (216m²). None of the lots have been amalgamated or subdivided from their original size or configurations. The area includes no infill housing.

Setback is consistent along the street, ranging from around 1.5-2m. Houses are sited toward the front of their sections and have small side yards, some of which are less than one metre, and some of which are wide enough to accommodate access to the rear of the section. Rear yards range between 5 and 7 metres, depending on the size of the lean-to at the rear of each house.

Architecture

Residential sections along Parkfield Terrace were described as “a better class of villa property” in 1911 when a subdivision was first proposed on the nursery site²². Nine of the houses are villa types, with centre-

²² AUCKLAND STAR, VOLUME XLII, ISSUE 127, 30 MAY 1911, PAGE 7

bay and double-bay villas being the most common. Some of the villas include transitional features, reflecting the ongoing development of the street between 1912 and 1930. The site at No. 19 originally contained a villa, but the house was damaged by a fire and has been replaced with a house of modern design.

Bungalows, including bungalow cottages, are the most common style on the street. Most of the bungalow cottages have a central dormer window that echoes the central bay of many of the villas. This creates a sense of cohesion, despite the variance in styles.

The houses at Nos. 17 and 21 were built before Parkfield Terrace was subdivided and reflect older architectural styles that are more common on adjacent streets, such as Seafield View Road and Claremont Street, which were subdivided beginning in the 1860s. The house at No. 21 is a settler's cottage and the house at No. 17 is a Georgian cottage, which has had a villa-style bay added to the southern end of the front elevation. Both the Georgian cottage and settler's cottage were offered for lease by Bennett and Green during the time the company operated from this site. The settler's cottage was described as a 'shop' and may have been used by the nursery. The Georgian house may have been used as accommodation for a nursery manager.²³

Apart from No. 19, which was destroyed by fire in 2015 and replaced by a modern building in the same year, all houses on the street were built between 1912 and around 1928. All houses are one- or one-and-a-half storeys and are of a similar scale and massing. All houses are of timber construction and generally maintain a high degree of physical integrity. Some of the more common modifications include the loss of chimneys, replacement windows and infilled verandahs.

Streetscape

Parkfield Terrace has a clear and well-articulated rhythm to the streetscape. The generally evenly spaced houses of similar scale and massing are complimented by low fencing, including picket fences and low stone and brick walls. Houses are generally open to the street, and some include small gardens in front. While there are a few trees located on private property, most of the area's greenery is provided by the Plane trees that line the street. Footpaths are located against the property boundary of each house and are separated from the street by a grass verge. The street is lined with bluestone kerbing.

None of the houses along Parkfield Terrace were originally constructed with a garage or carport, though a few properties have since provided for car parking where their side yards are wide enough to accommodate access to the rear of the site. Where garages and carports have been added, they are set well back from the street; usually behind the house. Some of the properties with side yards that are too narrow for access have made provision for off-street parking in the front by modifying part of the house – usually the verandah – to accommodate a parking pad.

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 Parkfield Terrace area has historical values for demonstrating the last phase of residential subdivision in Grafton. The land surrounding Parkfield Terrace, and further afield in the Newmarket Borough, was subdivided beginning in the 1860s, while the subject area remained in use as a horticultural nursery until 1911.

²³ AUCKLAND STAR, VOLUME XXXIII, ISSUE 43, 20 FEBRURY 1902, PAGE 1

The Parkfield Terrace area also has historical value for its association with Bennett and Green, Ltd, the firm of well-known and influential nurserymen that occupied the block of land before it was subdivided by the Newmarket Borough Council.

The Parkfield Terrace area also helps define Grafton as a suburb. Largely lost to the construction of State Highway 1, Parkfield Terrace is one of the few remaining areas of suburban residential development in an area which is now dominated by commercial and high-density residential uses. The area demonstrates a historic pattern of development that was once common in the city fringe, but is becoming increasingly rare.

The Parkfield Terrace area 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 Parkfield Terrace area has no known social values. The area is not known to be held in high esteem or to represent important aspects of collective memory or identity. The area is not known to collectively define a cultural identity or to demonstrate a custom, way of life or process.

The Parkfield Terrace area has **no known** 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 Parkfield Terrace area is not identified in the AUP Schedule 12 Sites or Places of Significance to Mana Whenua (**Schedule 12**). The Parkfield Terrace area has been evaluated 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 area.

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

From what we currently understand about this place, it is located within the extent of a large cultural landscape of value to Mana Whenua, although a formal nomination for this landscape has not been received at this time. The Parkfield Terrace area specifically is unlikely to have value to Mana Whenua in accordance with the factors or criteria set out in the AUP. However, this is not to say that the place does not have value to Mana Whenua or that the site or landscape may not be nominated by iwi at a future time.

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

The Parkfield Terrace area has **no known** Mana Whenua value.

Knowledge

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

The Parkfield Terrace area has no known knowledge values. The area is not known to have the potential to provide substantial new information on past human activity or natural environments and is not known to be an important teaching or research site. The place may have some potential to help educate the public

about the history and development of Grafton or of the Bennett and Green nursery, however this information is available from other places and sources.

The Parkfield Terrace area has **no known** knowledge values.

Technology

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

The Parkfield Terrace area has no known technology value. The area, including individual places within it, are not known to demonstrate or be associated with technical achievement or innovation. The area is not known to represent a particular technical design or technology.

The Parkfield Terrace area has **no known** technology value.

Physical attributes

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

The Parkfield Terrace area has considerable physical attributes values as a good representative example of historic urban residential built form. Collectively, the area has exceptional consistency in terms of its scale, fabric, massing, rhythm of development, setback and subdivision pattern. The area is almost entirely as built, with no changes to the original subdivision pattern and only one of the original houses missing (due to being destroyed by a fire).

The houses along Parkfield Terrace reflect important trends in the development of New Zealand residential architecture during the first half of the twentieth century, including villas, transitional villas and bungalows. Specifically, the houses are good representative examples of smaller types of these styles - including bungalow cottages and centre-bay villas – which directly reflect the small lot sizes in this area. Generally, individual houses have a high degree of physical integrity, with very few modifications.

The Parkfield Terrace area has **considerable local** physical attributes values.

Aesthetic

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

The Parkfield Terrace area has aesthetic values for its strong visual appeal as an intact area of historic housing types and streetscape features. This visual appeal of the houses is enhanced by low fencing, which ensures they are open to the street, mature street trees, bluestone kerbing and a no-exit road, all of which combine to give the area a strong sense of place. The area's housing and vegetation exhibit a particular past aesthetic taste, exemplifying the early phase of the Garden Suburb movement.

The Parkfield Terrace area has **moderate local** aesthetic qualities.

Context

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

The Parkfield Terrace area has context values as a contiguous and coherent group of places with a shared history. The area encompasses the entire Parkfield Terrace subdivision, which was undertaken by Newmarket Borough Council in 1911, and which remains completely intact today.

The Parkfield Terrace area has **considerable local** context value.

STATEMENT OF SIGNIFICANCE

Parkfield Terrace has significance for illustrating the last phase of residential subdivision and development in Grafton. While the surrounding land had been subdivided beginning in the 1860s, the subject area remained in use as the Bennett and Green Ltd plant nursery until 1911. Parkfield Terrace is now one of the few remaining areas of suburban residential development in the area, following the demolition of much of the housing stock for the construction of State Highway 1. This residential subdivision helps define Grafton as a suburb and demonstrates a historic pattern of development that was once common in the city fringe, but is becoming increasingly rare.

The area is a contiguous grouping of 22 houses along Parkfield Terrace, which is located in the suburb of Grafton, approximately 600m from the edge of the Auckland Central Business District. Parkfield Terrace is a cul-de-sac road extending from Khyber Pass and connecting to Carlton Gore Road via a pedestrian walkway. Bluestone kerbing, footpaths and mature plane trees extend along the road, and these characteristics contribute to its historical value, urban amenity and aesthetic.

The residences included in Parkfield Terrace are one- or one-and-a-half storey timber houses in styles that were popular during the early years of the 20th century, including villas, transitional villas and bungalows. In particular, the area includes good examples of smaller types of these styles, including bungalow cottages and centre-bay villas. Collectively, the area has exceptional consistency in terms of its scale, fabric, massing, rhythm of development, setback and subdivision pattern. The area is almost entirely as built, with only one of the original houses missing (due to being destroyed by a fire). Generally, houses retain a high degree of physical integrity and have had few significant modifications.

The historic subdivision pattern is intact. Lot sizes are small - ranging from 215m²-330m² - as their size was constrained by surrounding development. All houses in the area are located on the full extent of their original site, and none of the land parcels have been formally subdivided. Minor development has taken place in the side and rear yards of sites where the narrow side and rear yards permit. This type of development usually amounts to a small extension to, or replacement of, the original lean-to and a garage or shed.

Houses are built close to the front property boundaries with a small setback of around 1.5-2m. The visual appeal of the houses is enhanced by low timber, brick or stone fencing (usually around 1m), which ensures houses are open to the street. Some houses have small gardens or other plantings in front, which combine with the mature street trees to give the area a strong sense of place.

The context of Parkfield Terrace is that of an urban residential subdivision, close to the City Centre and the amenities in Karangahape Road and Newmarket. This location contextualises the area as a city fringe subdivision, developed with a reliance on public, rather than private, transport.

TABLE OF HERITAGE VALUES

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

CATEGORY RECOMMENDATION

Parkfield Terrace meets the thresholds in the AUP for scheduling as a Historic Heritage Area. It is recommended that the area is included in Schedule 14.1 as a Historic Heritage Area.

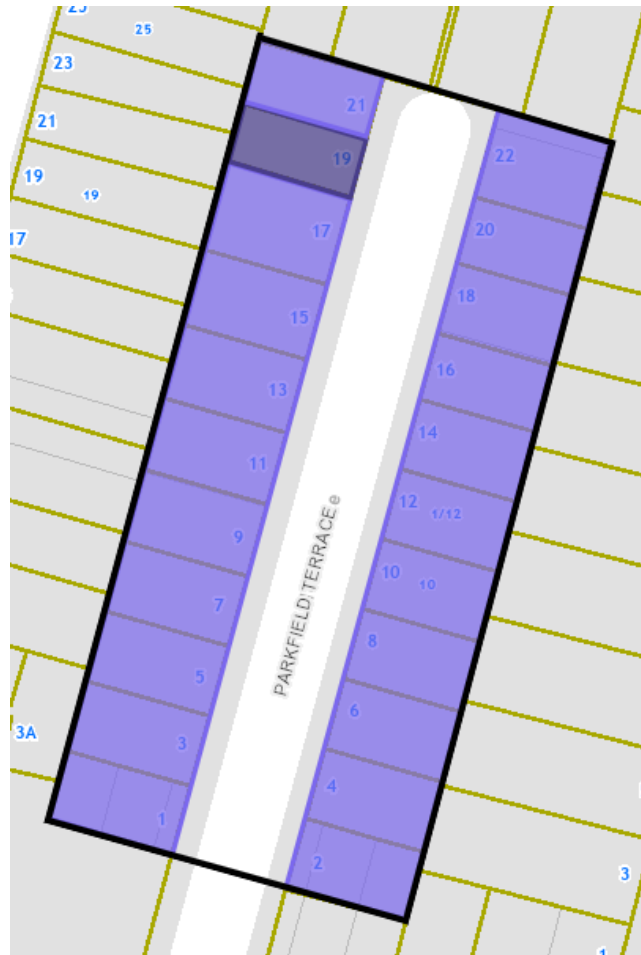
RECOMMENDATION BASED ON HERITAGE VALUE

Schedule 14.1

ID	Area name and/or description	Verified location	Heritage values	Extent of place	Exclusions	Additional rules for archaeological sites or features	Place of Maori interest or significance	Contributing sites / features	Non-contributing sites / features
XXXX	Parkfield Terrace Historic Heritage Area and plane trees	Refer to planning maps: Parkfield Terrace, Newmarket	A, F, H	Refer to planning maps	Interiors of all buildings contained within the extent of place unless otherwise identified in another scheduled historic heritage place; accessory buildings constructed after 1940			Refer to Schedule 14.2.XX	Refer to Schedule 14.2.XX

Schedule 14.2 & Planning maps

- The extent of place (black outline) includes the 22 residential properties that front Parkfield Terrace and the road reserve, which includes significant streetscape features including bluestone kerbing and Plane trees.
- Contributing sites and features (light purple) in this area include the 21 original houses.
- Non-contributing sites and features (dark purple) include the modern house at 19 Parkfield Terrace.



Evaluator

Rebecca Freeman, Senior Specialist Historic Heritage
April 2022

Peer Reviewer





Elise Caddigan, Heritage Specialist
April 2022

Managerial Sign-Off




Megan Patrick
Team Leader Heritage Policy
12 May 2022

Photo	Notes
 <p data-bbox="165 584 691 613">Figure 6: 1 Parkfield Terrace (Auckland Council; 2021)</p>	<p data-bbox="730 208 895 237">Contributing</p> <p data-bbox="730 282 1410 349">1 Parkfield Terrace is a bungalow cottage that maintains a high degree of physical integrity.</p> <p data-bbox="730 389 916 418">CT issued 1913</p>
 <p data-bbox="165 1014 691 1043">Figure 7: 2 Parkfield Terrace (Auckland Council; 2021)</p>	<p data-bbox="730 638 895 667">Contributing</p> <p data-bbox="730 712 1374 779">2 Parkfield Terrace is a bay villa that maintains a high degree of physical integrity.</p> <p data-bbox="730 819 916 848">CT issued 1912</p>
 <p data-bbox="165 1444 691 1473">Figure 8: 3 Parkfield Terrace (Auckland Council; 2021)</p>	<p data-bbox="730 1068 895 1097">Contributing</p> <p data-bbox="730 1142 1426 1285">3 Parkfield Terrace is a centre bay villa with a high degree of physical integrity. The house is missing the chimney. The property also has a relatively tall fence compared to other houses on the street.</p> <p data-bbox="730 1326 1222 1355">This house was once known as “Avalon”.</p> <p data-bbox="730 1395 916 1424">CT issued 1912</p>
 <p data-bbox="165 1874 691 1904">Figure 9: 4 Parkfield Terrace (Auckland Council; 2021)</p>	<p data-bbox="730 1498 895 1527">Contributing</p> <p data-bbox="730 1572 1369 1639">4 Parkfield Terrace is a bungalow cottage with a high degree of physical integrity.</p> <p data-bbox="730 1680 916 1709">CT issued 1913</p>

	<p>Contributing</p> <p>5 Parkfield Terrace is a centre bay villa with a fairly high degree of physical integrity. Much of the original fretwork is missing and there have been some modifications to the verandah. At the time of the site visit, a new fence was under construction.</p> <p>CT issued 1912</p>
	<p>Contributing</p> <p>6 Parkfield Terrace is a bungalow cottage with a high degree of physical integrity. The house is missing its chimney.</p> <p>CT issued 1915</p>
	<p>Contributing</p> <p>7 Parkfield Terrace is a bay villa with a fairly high degree of physical integrity. The house has replacement windows, including a French door, and the chimney has been removed.</p> <p>CT issued 1913</p>
	<p>Contributing</p> <p>8 Parkfield Terrace is a California bungalow with a high degree of physical integrity. The front porch has been partially infilled.</p> <p>CT issued 1913</p>

	<p>Contributing</p> <p>9 Parkfield Terrace is a bungalow cottage with a high degree of physical integrity.</p> <p>CT issued 1912</p>
	<p>Contributing</p> <p>10 Parkfield Terrace is a double bay villa with transitional features. The house has a high degree of physical integrity, and modifications include an infilled verandah and a missing chimney.</p> <p>CT issued 1918</p>
	<p>Contributing</p> <p>11 Parkfield Terrace is a bungalow cottage with a fairly high degree of physical integrity. The southern corner of the front façade has been modified to provide for off-street parking.</p> <p>This house was once known as “Verona”.</p> <p>CT issued 1912</p>
	<p>Contributing</p> <p>12 Parkfield Terrace is a California bungalow with a high degree of physical integrity. Modifications include infilling the porch, though the original form remains legible.</p> <p>CT issued 1914</p>

	<p>Contributing</p> <p>13 Parkfield Terrace is a double bay villa with a high degree of physical integrity.</p> <p>CT issued 1913</p>
	<p>Contributing</p> <p>14 Parkfield Terrace is a modified villa, with an average degree of physical integrity. The house was modified in 1957, including an extension to the front, a change to the roof shape, infilled verandah and changes to windows.</p> <p>CT issued 1913</p>
	<p>Contributing</p> <p>15 Parkfield Terrace is a double bay villa with a high degree of physical integrity. The house had a roof top extension added in 1988.</p> <p>CT issued 1913</p>
	<p>Contributing</p> <p>16 Parkfield Terrace is a bungalow cottage with a high degree of physical integrity.</p> <p>CT issued 1913</p>

	<p>Contributing</p> <p>17 Parkfield Terrace is a Georgian cottage with an early villa extension (the extension was present before 1928). The house has a fairly high degree of physical integrity with a portico and window shades added in addition to the villa bay.</p> <p>This house was present on site before Parkfield Terrace was subdivided. The lot is slightly larger than others to accommodate the house.</p> <p>CT issued 1913</p>
	<p>Contributing</p> <p>18 Parkfield Terrace is a centre bay villa with a high degree of physical integrity.</p> <p>CT issued 1912</p>
	<p>Non-contributing</p> <p>19 Parkfield Terrace is a modern house that replaced an earlier villa in 2015 following a fire.</p> <p>CT issued 1913</p>

	<p>Contributing</p> <p>20 Parkfield Terrace is a one-and-a-half storey bungalow cottage with Arts and Crafts references. It has a high degree of physical integrity.</p> <p>CT issued 1915</p>
	<p>Contributing</p> <p>21 Parkfield Terrace is a settler's cottage with a fairly high degree of physical integrity. Modifications include removing the chimney and possibly recladding the house.</p> <p>This house was present on site before Parkfield Terrace was subdivided.</p> <p>CT issued 1914</p>
	<p>Contributing</p> <p>22 Parkfield Terrace is a California bungalow with a high degree of physical integrity.</p> <p>CT issued 1913</p>

Appendix 2 – survey plans

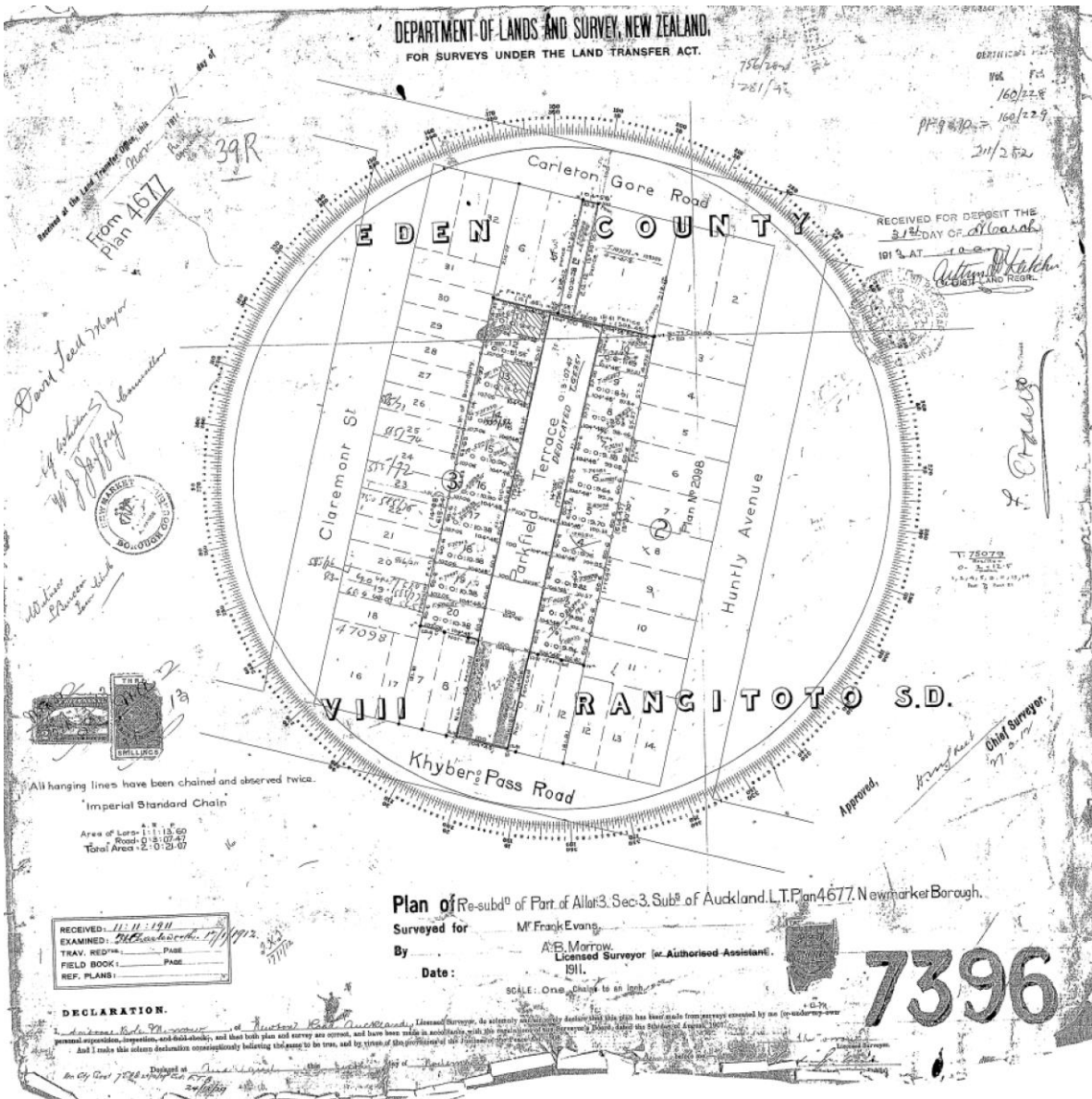


Figure 28: DP 7396

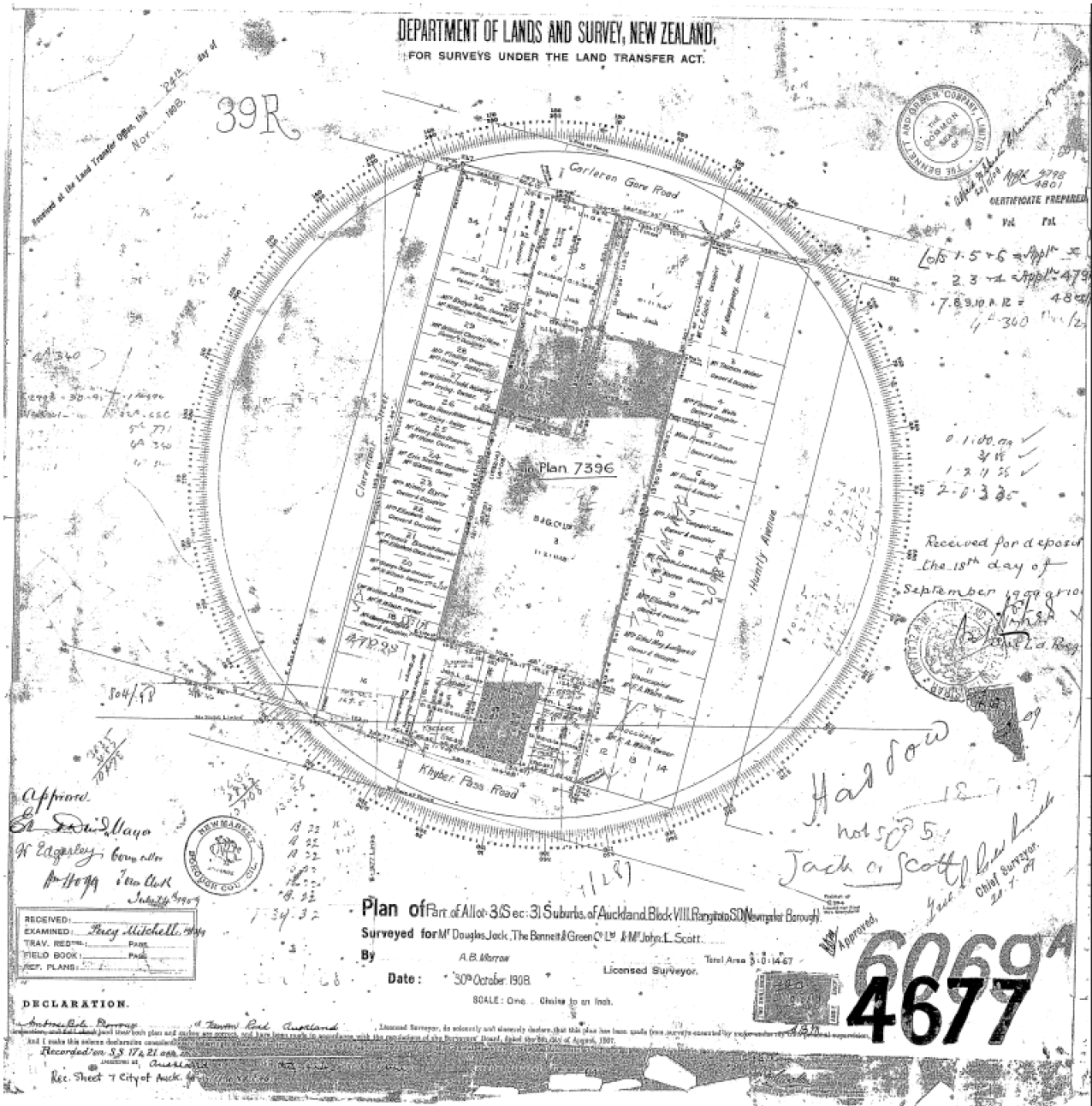


Figure 29: DP 4677