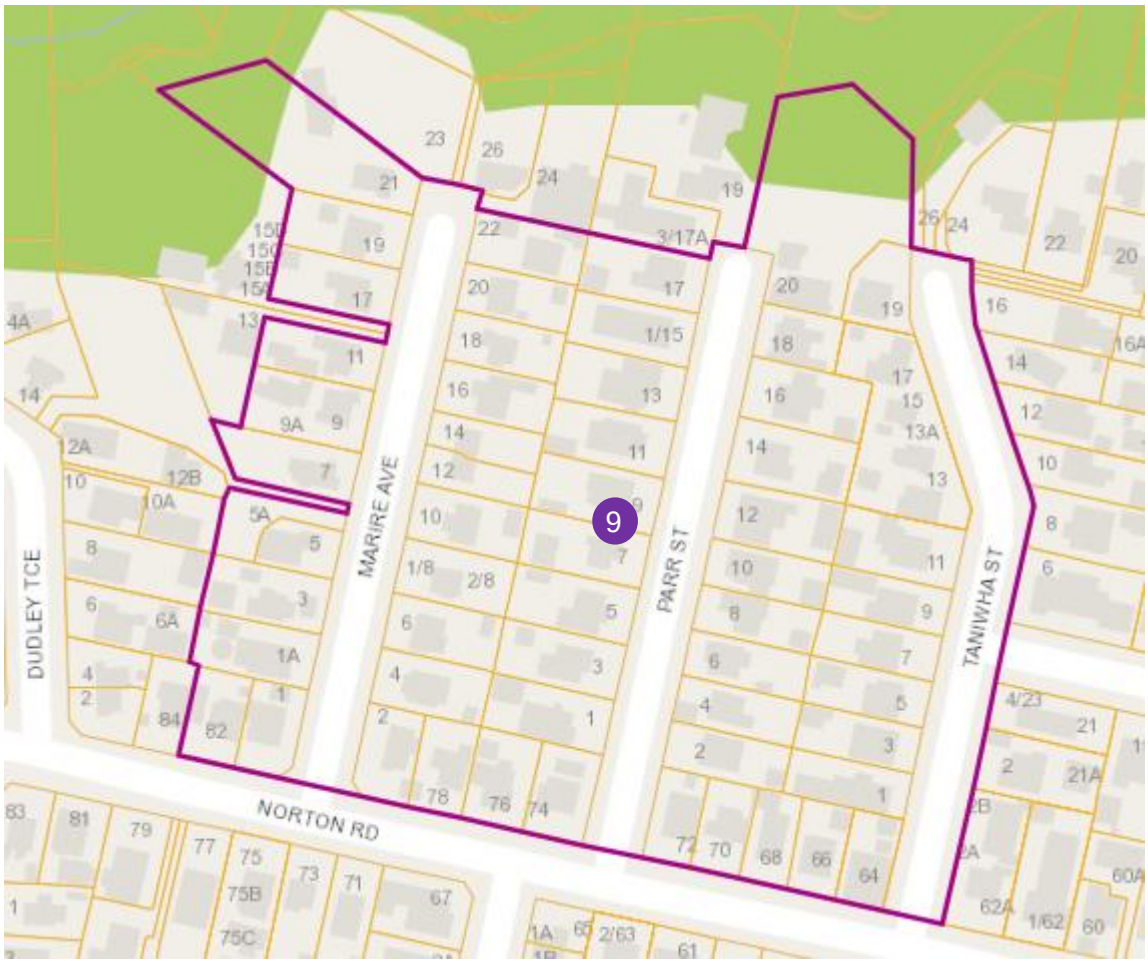
Frankton East HHA – Full Statement



Development Dates

- Parr Street and Taniwha Street surveyed in 1922
- Marire Avenue surveyed in 1936
- Area fully developed by 1943

City Extension

- Located in the 2nd extension, 1917

Background

Background (Historic, Cultural and Archaeological Qualities)

The site was originally pastoral land, sold to T. H. Mills in 1920.[1] The land at Parr and Taniwha Streets was surveyed for subdivision in June 1922.[2] Mills subdivided the land as 'Edwards Estate.'[3]

Sections nearby at Maeroa were being formed as early as 1910, and connected to Frankton and Hamilton by a bridge of the Maeroa Gully in 1912.[4] Norton Road formed a significant link and route into the Hamilton City centre.

Marire Avenue was not surveyed until March 1936, and the lots were sold by Thomas Reynolds and Francis Pinfold to the Crown in June 1937.[5] Tenders for the construction of State housing at Norton Road were called at the end of May 1937, with 21 houses to be constructed. Majority were constructed as single dwellings, with two two-unit flats.[6] The construction of these units was expected to relieve an "acute shortage of accommodation in Hamilton." Foundations for several houses were laid by October 1937, with reinforced concrete piles and heart Rimu. All houses had individual designs with variety in external appearance with a range of claddings – brick, plaster, or wood.[7] By December 1940, all dwellings at Norton Road, Marire Avenue, and Dudley Terrace, comprising 23 units, had been constructed.[8]

Marire Avenue was reportedly named after the Māori religion, Poi Mārire.[9]

The earliest aerial is dated 1943 and shows the sections surrounding Marire, Parr, and Taniwha Streets as fully developed (Figure 32). By the time Marire Avenue was surveyed in 1936, the surrounding area had been somewhat developed, with defined streets seen in larger survey plans. Marire Avenue (and the wider State housing in the area) was infill housing, that occupied the space between haphazard, private subdivisions.

Buildings and Streetscape Elements (Architectural, Scientific and Technical Qualities)

Marire Avenue has a variety of State housing typologies in a mix of claddings and construction materials ranging from weatherboard to brick.

There are a variety of 1920s and 1930s housing typologies on Parr, Taniwha , Wye and Torrington Streets, largely California and English bungalow styles. Many of these were by

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[1] Deed 404; Deed 405; Waikato Times, 6 September 1921, p. 6; Waikato Times, 9 February 1920, p. 1

[2] Deed 404.

[3] Waikato Times, 5 October 1922, p. 6.

[4] Morris & Caunter.

[5] DP26311; SA528/244.

[6] Te Awamutu Courier, 7 May 1937, p. 4.

[7] Waikato Times, 20 October 1937, p. 6.

[8] Waikato Times, 11 December 1940, p. 6.

[9] Morris & Caunter.

Ellis and Burnand, who were a significant Waikato based manufacturer of prefabricated houses. These represent a very significant group of these houses.

Figure 1 Marire Avenue, Parr Treet, and Taniwha Street in 1943 (Retrolens, SN266)

The dwellings across the area generally have a consistent setback and are oriented parallel to the street front. Lots are largely a similar size, with some variation that responds to the layout of Taniwha Street. The area has an interesting subdivision design and street layout, that relates to the topography of the site and surrounding private subdivisions. There appears to have been little change to the lot size and layout since the original subdivision.

The Frankton East area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwards and during and after inter-war growth (1890 to 1949) development period and exhibits High heritage significance.

The subdivision and development of Torrington Avenue through to Parr Street, provides evidence of local landowners and speculators capitalising on the growth of Hamilton and ongoing expansion of the settlement of Frankton. The later development of Marire Street can be seen to provide evidence of infill State housing, that occupied the space between haphazard, private subdivisions.

The rectilinear grid street pattern is typical of the development period, with back to back lots, which has altered little from how it was first laid out. Many of the 1920s and 1930s housing typologies on Parr, Taniwha, Wye and Torrington Streets have stayed true to their original form and design and not suffered from inappropriate alterations. They incorporate features from Ellis and Burnand, who were a significant Waikato based manufacturer of joinery and prefabricated houses. These represent a very significant group of these houses. The State Houses in Marire Street are typical of the period, and have cottage designs similar to those seen in Hayes Paddock. They are a good example of the integration of State housing tenants into suburban communities, rather than forming large estates.

In order for the existing values of the HHA to be maintained, it is important that future development incorporate the following features:

- Where an existing dwelling displays the features below, any alterations and extensions should respect the features. Where an existing principal building does not exhibit the features, any alterations and extensions should respect the design of the principal building and site as existing. All new buildings, including on rear sites, should incorporate these features. New accessory buildings of greater than 20m2 on sites where the existing principal building exhibits the features should respect the design of the principal building and site as existing.
- Discourage subdivision of existing sites, as the HHA currently shows a high degree of integrity of lot size and layout from its original development, with little further subdivision and development from its establishment.
- Development should respect existing building setbacks. Buildings can be placed parallel or perpendicular to the street.
- Alterations or new buildings should utilise designs and materials which match the original buildings on the site;
    - It is important that the early state houses and English and California bungalows retain their integrity when viewed from the street.
    - The English and California bungalows typically have painted horizontal timber weatherboard with painted plaster chimneys and corrugated steel roofs with gabled forms. Where Ellis and Burnand features are evident they should be retained.
    - The early state houses typically have orange/buff brick, painted plaster or timber weatherboard elevations, with painted plaster or brick chimneys, and brown or terracotta colour clay tile roofs (with gables or hipped forms).
    - In all cases, windows should have timber frames with multi-pane side hung casements, bringing a vertical proportion within a large horizontal shape window.
- Driveways should remain single width. Large areas of parking should be not provided to the front of houses, over and above the driveway which can widen to the front of garages.
- Garages should generally be detached and to the rear of dwellings, with single doors.
- They should not be forward of the original building.
- Other accessory buildings, regardless of size, should not be forward of the original building.
- Front boundaries should be open in Marire Avenue. Elsewhere they should be open or low timber fences (with block or plaster retaining wall where required. Fences or walls taller than this are not sympathetic to the historic heritage values of the area.
- Planting within front yards is acceptable but care should be taken to ensure that species chosen will not grow so large that all views of the main dwelling on the site are lost; views of the dwellings contribute to the heritage values of the area.
- Existing street trees, other street planting and front berms should be retained/maintained as existing.

Heritage Assessment Criteria:

a. <u>Historic Qualities</u>

The place or area is directly associated with, or has a direct relationship to, an important person, group, institution, event or activity, or reflects important aspects of local, regional or national history, including development and settlement patterns, transportation routes and social or economic trends.

Marire Avenue was reportedly named after the Māori religion, Pai Mārire.

The site was originally pastoral land, sold to T. H. Mills in 1920. The land at Parr and Taniwha Streets was surveyed for subdivision in June 1922. Mills subdivided the land as 'Edwards Estate.'

Sections nearby at Maeroa were being formed as early as 1910, and connected to Frankton and Hamilton by a bridge of the Maeroa Gully in 1912. Norton Road formed a significant link and route into the Hamilton City centre.

Marire Avenue was not surveyed until March 1936, and the lots were sold by Thomas Reynolds and Francis Pinfold to the Crown in June 1937. Tenders for the construction of State housing at Norton Road were called at the end of May 1937, with 21 houses to be constructed. The majority were constructed as single dwellings, with two two-unit flats. The construction of these units was expected to relieve an "acute shortage of accommodation in Hamilton." Foundations for several houses were laid by October 1937, with reinforced concrete piles and heart Rimu. All houses had individual designs with variety in external appearance with a range of claddings – brick, plaster, or wood. By December 1940, all State dwellings at Norton Road, Marire Avenue, and Dudley Terrace, comprising 23 units, had been constructed.

The subdivision and development of Torrington Avenue through to Parr Street, provides evidence of local landowners and speculators capitalising on the growth Hamilton and ongoing expansion of the settlement of Frankton. The later development of Marire Street can be seen to provide evidence of infill State housing, that occupied the space between haphazard, private subdivisions.

The rectilinear layout of the street, with back to back lots, is typical of the development period.

The place has **moderate local** historic qualities

b. Physical/Aesthetic/Architectural Qualities

The place or area is a notable or representative example of:

(i) A significant development period or activity; and/or

(ii) Distinctive or special attributes of an aesthetic or functional nature; and/or

(iii) The work of a notable architect, designer, engineer or builder.

The varied development styles are representative of significant periods of development in Hamilton:

- Marire Avenue has a variety of State housing typologies in a mix of claddings and construction materials ranging from weatherboard to brick.
- Parr, Taniwha, Wye and Torrington Streets, include a variety of 1920s and 1930s housing typologies of largely California and English bungalow styles.

The State Houses, are attractive in appearance, and incorporate cottage designs as seen within Hayes Paddock, with warm terracotta clay tiles, and darker brown clay tiles over weatherboard, plaster or brick elevations. They have mixture of hipped and gabled roofs.

There are a variety of 1920s and 1930s housing typologies on Parr, Taniwha, Wye and Torrington Streets, largely California and English bungalow styles. Many of these incorporate features from Ellis and Burnand, who were a significant Waikato based manufacturer of joinery and prefabricated houses. These represent a very significant group of these houses.

It is significant that the buildings incorporate joinery from Ellis and Burnand. It is likely that they incorporated a degree of prefabrication, although clear records do not exist of this.

In general, the buildings are of interest in so much as they are typical of houses of the period and of early state housing, rather than being designed by a particular known practitioner. However, the incorporation of joinery from Ellis and Burnand (and the likely prefabrication of parts) adds a layer of significance to them.

The place has **high local** physical/aesthetic/architectural qualities.

c. Context Qualities

The place or area is an important landmark or feature or contributes to or is associated with a wider historical theme, traditional, or cultural context, or physical setting.

The place has **unassessed** context qualities.

d. Technological Qualities

The place or area shows a high degree of creative or technical achievement at a particular time, is directly associated with scientific or technical innovations or achievements, or is associated with scientific "break-through". The place uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.

The place has **no known** technological qualities.

e. Archaeological Qualities

The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods, or to provide evidence to address archaeological research questions. For example, but not limited to: The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

The first streets were surveyed for subdivision in 1922. The potential for information regarding earlier human occupation is therefore low.

The place has **low local** archaeological qualities.

f. Cultural Qualities

The place or area is important or significant:

(i) As a focus of cultural sentiment; and/or

(ii) As a context for community identity or sense of place, and provides evidence of social, cultural or historical continuity; and/or

(iii) For having symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The place or area has a high degree of interpretative potential to increase understanding of past lifestyles or events.

The area has some significance as an area of early state housing (which is in itself of National significance). The housing in Marire Avenue can be seen as an example of the integration of State housing tenants into suburban communities, rather than forming large estates.

The place has **low national** cultural qualities.

g. Scientific Qualities

The potential for the place or area to contribute scientific information about how the natural environment has influenced, events, phases or activities related to development.

The place has **no known** scientific qualities.

Summary Table of Heritage Values

The place is considered to have heritage significance in relation to the following criteria:

Heritage Criteria	Significance	Context
a) Historic Qualities	Moderate	Local
b) Physical/Aesthetic/ Architectural Qualities	High	Local
c) Context Qualities	Not assessed	
d) Technological Qualities	None	
e) Archaeological Qualities	Low	Local
f) Cultural Qualities	Low	National
g) Scientific Qualities	None	

Statement of Significance

The subdivision and development of Torrington Avenue through to Parr Street, provides evidence of local landowners and speculators capitalising on the growth Hamilton and ongoing expansion of the settlement of Frankton. The later development of Marire Street can be seen to provide evidence of infill State housing, that occupied the space between haphazard, private subdivisions.

The area is largely occupied by 1920s and 1930s dwellings that date to the original subdivision of the area. There are a mix of architectural styles including bungalows and villas, with a range of State housing building typologies on Marire Street.

Importantly the area contains a large number of Ellis and Burnand pre-fabricated houses; one of Waikato's earliest and largest house building companies.

Overall, the area contributes to a clear understanding and appreciation of the development expected in the Late Victorian and Edwards and during and after inter-war growth (1890 to 1949) development period and exhibits High heritage significance. The rectilinear grid street pattern is typical of the development period, with back to back lots, which has altered little from how it was first laid out. Many of the 1920s and 1930s housing typologies on Parr, Taniwha , Wye and Torrington Streets have stayed true to their original form and design and not suffered from inappropriate alterations. They incorporate features from Ellis and Burnand, who were a significant Waikato based manufacturer of joinery and prefabricated houses. These represent a very significant group of these houses. The State Houses in Marire Street are typical of the period, and have cottage designs similar to those seen in Hayes Paddock. They are a good example of the integration of State housing tenants into suburban communities, rather than forming large estates.